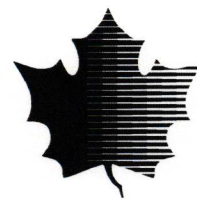


**CITY OF MAPLE GROVE  
PLANNING COMMISSION AGENDA  
MAY 10, 2021  
7:00 P.M.**

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Due to the COVID-19 pandemic, the Maple Grove Planning Commission is transitioning to an online format for planning commission meetings. Appropriate City of Maple Grove staff and the City Attorney will also be attending online.

For items with a public hearing, comments may be submitted online at <https://forms.maplegrovmn.gov/Forms/public-comment> and will be read during the public hearing.

If you desire to speak at the meeting contact Community & Economic Development at 763-494-6040.

1. **OPENING BUSINESS**

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call

2. **ADDITIONS OR DELETIONS TO AGENDA**

Any Commissioner who wishes to delete item(s) from the Consent Agenda or add item(s) to the agenda shall move that at this time.

3. **CONSENT ITEMS** – All matters listed under Consent Items are considered to be routine by the Planning Commission and will be enacted by one motion and in the form listed below. There may be an explanation, but no separate discussion on these items. If discussion is desired, that item will be removed from the Consent Items and will be considered separately.

- A. Minutes - Regular Meeting – April 26, 2021
- B. **Crew Carwash TABLED to Tuesday, June 1, 2021, Planning Commission meeting. (PH)**  
Crew Carwash Inc.  
13370 Grove Drive North  
Planned Unit Development (PUD) non-residential concept stage plan amendment and development stage plan for the purpose of constructing a carwash.  
Received 04/08/2021, Jesse Corrow

4. **CONSIDERATION OF ITEMS PULLED FROM THE AGENDA**

5. **UPDATE ON CITY COUNCIL MEETING**

6. **OLD BUSINESS**

No items to present.

7. **NEW BUSINESS**

A. **Abor Lakes Business Park Phase 2**

Endeavor Development

Zachary Lane North and Fountains Drive North, Outlot B

Planned Unit Development (PUD) non-residential development stage plan and final plat for the purpose of constructing a 221,549 square foot building with associated parking and loading docks.

Received 03/29/2021, Brett Angell

B. **MHV Housing 55+**

Roers Investments

Grove Circle North and 99th Place North

Planned Unit Development (PUD) residential development stage plan and final plat for the purpose of constructing 169-unit market rate active 55+ rental housing development.

Received 04/12/2021, Peter Vickerman

PH C. **Village Arbor Lakes Senior Housing**

Doran Properties Group, LLC

Planned Unit Development (PUD) residential concept stage plan amendment, development stage plan amendment and final plat for the purpose of constructing a 201-unit senior building to provide both independent, assisted living and memory care.

Received 04/12/2021, Peter Vickerman

8. **ADJOURNMENT** – All items acted on by the Planning Commission will be forwarded to the City Council for action at their next regularly scheduled meeting.



# **Consent Items**

**DRAFT – MAPLE GROVE  
PLANNING COMMISSION**

April 26, 2021

**CALL TO ORDER**

A meeting of the Maple Grove Planning Commission was held at 7:00 p.m. on April 26, 2021 at the Maple Grove City Hall, Hennepin County, Minnesota. Chair Lamothe called the meeting to order at 7:00 p.m.

**PLEDGE OF  
ALLEGIANCE**

**ROLL CALL**

Planning Commission members present were Chair Craig Lamothe, Chris Ayika, Lorie Klein, Susan Lindeman, Chuck Lenthe, Michael Ostaffe, and Joe Picket. Present also were Karen Jaeger, City Council Liaison; Joe Hogeboom, Community and Economic Development Director; Peter Vickerman, Planning Manager; and Scott Landsman, City Attorney.

**ITEMS TO BE  
REMOVED FROM  
THE AGENDA**

None.

**CONSENT ITEMS**

The following Consent Items were presented for the Commission's approval:

**MINUTES**

A. Regular Meeting – April 12, 2021

**Motion by Commissioner Lenthe, seconded by Commissioner Picket, to approve the Consent Items as presented. Upon call of the motion by Chair Lamothe, there were seven ayes and no nays. Motion carried.**

**CONSIDERATION  
OF ITEMS PULLED  
FROM CONSENT  
AGENDA**

None.

**REVIEW OF THE  
CITY COUNCIL  
MINUTES FROM**

Mr. Hogeboom reviewed with the Commission what items the City Council approved that was given direction at the Planning Commission level. It was noted the Council held a worksession last week to discuss the design of Main Street.

THEIR REGULAR  
MEETING OF  
APRIL 19, 2021

**OLD BUSINESS**

No items to present.

**NEW BUSINESS**

PUBLIC HEARING

THE GROVE 15500  
GROVE CIRCLE  
NORTH

AFFORDABLE  
FITNESS GROUP 2,  
LLC

PLANNED UNIT  
DEVELOPMENT  
(PUD)  
DEVELOPMENT  
STAGE PLAN AND  
FINAL PLAT FOR  
THE PURPOSE OF  
CONSTRUCTING A  
30,000 SQUARE  
FOOT FITNESS  
CENTER

Mr. Vickerman stated the applicant is requesting a development stage plan and final plat for the purpose of adding a 30,000 square foot fitness center to the inline retail section of The Grove development. The building is proposed to be constructed directly adjacent to the Slumberland building and will occupy a portion of the undeveloped strip of land in between there and the Haskell's building. Staff reported the inline retail area of The Grove was originally planned to provide a transition between smaller scale retail vendors and office uses identified as "The Village" and the large scale "box" retailers such as Target and Home Depot. The addition of a fitness center at the proposed location is consistent with the approved concept plan and The Grove development overall. The replatting of this lot separates a parcel from the existing parcel so that the corresponding tenant retains ownership, while the remaining property is intended to have multiple users as the retail area fills in. The architecture of the building was reviewed with the Commission and it was noted the exterior design would be consistent with the surrounding buildings.

Mr. Vickerman explained access to the site will utilize existing drive aisles from south along Grove Circle, with east and west connections to the nearby Target and Home Depot parking fields. The onsite parking is sufficient and will remain largely unchanged, with accessible parking stalls added near the building's entrance. The proposed fitness center is an appropriate use for this location and a welcomed addition to The Grove retail area. Staff supports a recommendation of approval for this project.

**STAFF RECOMMENDATION:**

**Motion** to recommend that the City Council direct the City Attorney to draft a Resolution and a Planned Unit Development agreement approving The Grove 15500 Grove Circle North PUD non-residential development stage plan and final plat, subject to:

1. The applicant addressing to the satisfaction of the city



any remaining applicable comments contained in the memorandums from:

- a. The Community & Economic Development Department dated April 12, 2021
- b. The Water Resources Department dated April 9, 2021

The applicant shall acknowledge that Park Dedication requirements are based on staff review and recommendation to the Park and Recreation Board and their subsequent board action. Board meetings are held on the third Thursday of each month.

#### *Discussion*

*Commissioner Piket asked if there was an issue with the trees in the parking lot. Mr. Vickerman reported staff recommended that any of the dead trees in the parking lot be replaced with improved soils and new trees.*

*Commissioner Ayika questioned what fitness center would be moving into the community. Mr. Vickerman explained he did not know the specific fitness user but noted the applicant was on the line.*

*Commissioner Ostaffe understood the site had adequate parking. However, he questioned what the traffic flow would be to this site during peak times. Mr. Vickerman stated this was not information he had readily available and deferred this question to the applicant.*

The applicant was at the meeting to answer questions.

Tom Cloutier, 16505 75<sup>th</sup> Avenue North, reported Crunch Fitness would be moving into the proposed space. He explained this was the fastest growing large gym franchise in the nation. He noted the first franchise was in Blaine. He invited the Commissioners to visit this site as it was a first class gym.

Patrick Daly, Ryan Companies, thanked the Commission for their consideration. He stated Ryan Companies had a longstanding partnership in working with the City at The Grove. He reported this was a unique opportunity to bring a health and fitness use to The Grove. He commented on the parking requirements for this use, which was five per one thousand square feet and reported the

property has 8.5 acres of available parking.

**Motion by Commissioner Lenthe, seconded by Commissioner Klein, to recommend that the City Council City Council direct the City Attorney to draft a Resolution and a Planned Unit Development agreement approving The Grove 15500 Grove Circle North PUD non-residential development stage plan and final plat, subject to:**

- 1. The applicant addressing to the satisfaction of the city any remaining applicable comments contained in the memorandums from:**
  - a. The Community & Economic Development Department dated April 12, 2021**
  - b. The Water Resources Department dated April 9, 2021**

**The applicant shall acknowledge that Park Dedication requirements are based on staff review and recommendation to the Park and Recreation Board and their subsequent board action. Board meetings are held on the third Thursday of each month.**

**Upon call of the motion by Chair Lamothe, there were seven ayes and no nays. Motion carried.**

## **PUBLIC HEARING**

**PARK 81 SOUTH  
AND EAST**

**SCANNELL  
PROPERTIES 481  
AND SCANNELL  
PROPERTIES #487,  
LLC**

**10520 89<sup>TH</sup>  
AVENUE NORTH  
AND 10440 89<sup>TH</sup>  
AVENUE NORTH  
PLANNED UNIT**

Commissioner Klein reported she had a conflict of interest on this item and therefore would abstain from discussion or voting on this matter.

Mr. Vickerman stated the applicant is requesting a PUD concept stage plan amendment to change the use of the Park 81 South lot from a 267,000 s.f. industrial building (and associated truck and car parking) to a truck access drive and 283-space trailer parking area. This truck access and trailer parking area would be accessory to the principle use of the Park 81 East building (currently under construction) to support the use of this building for a confidential tenant. It was noted the applicant is also requesting a PUD development stage plan for both the south and east lots to construct the truck access and trailer parking portion as well as to expand the parking lot on the east side of the Park 81 East building, including some expansion into city-owned property that is part of the city water supply well field. A small patio on the south side of the

DEVELOPMENT  
(PUD) CONCEPT  
STAGE PLAN  
AMENDMENT  
AND  
DEVELOPMENT  
STAGE PLAN TO  
ALLOW FOR  
TRAILER AND  
ADDITIONAL CAR  
PARKING

building is also proposed as part of this development stage plan.

Mr. Vickerman commented overall staff has no major issues with the proposal. As was mentioned in the concept plan analysis, the proposed use is consistent with the underlying I-Industrial zoning and staff is requesting some adjustments to their plan to be consistent with other sections of code such as screening and landscaping in the parking lot, as well as an emergency vehicle access to the truck dock area. The daily increase in trips is offset by decreases at the peak hours and staff feels the street system around this property can adequately handle the traffic generated. Staff commented further on the proposed project and recommended approval.

**STAFF RECOMMENDATION:**

**Motion** to recommend that the City Council direct the City Attorney to draft a Resolution and a Planned Unit Development agreement approving the Park 81 South and East I-PUD concept stage plan amendment and development stage plan, subject to:

1. The applicant addressing to the satisfaction of the city any remaining applicable comments contained in the memorandums from:
  - a. The Community & Economic Development Department dated April 21, 2021
  - b. The Water Resources Engineer dated April 8, 2021

The applicant shall acknowledge that Park Dedication requirements are based on staff review and recommendation to the Park and Recreation Board and their subsequent board action. Board meetings are held on the third Thursday of each month.

*Discussion*

*Commissioner Piket questioned what type of lighting would be installed in the parking lot. Mr. Vickerman stated additional lighting would require photometric plan and would have to meet City Code requirements.*

*Commissioner Ayika asked if the applicant anticipated the trailer parking when they first requested their building. He inquired why the plan was not brought together to the City originally. Mr.*



*Vickerman reported when the plans were originally approved a specific tenant had not been defined. However, a tenant has now been found that requires trailer parking.*

*Commissioner Ayika asked if the name of the tenant would remain confidential even when applying for permits from the City. Mr. Vickerman stated this would depend on if any information that would identify the user, like on a sign permit, was presented to City staff. City Attorney Landsman reported under City Code permitted uses and conditional uses were listed, along with PUD uses. He explained these uses are not tied to specific users, but rather the use itself.*

*Commissioner Ostaffe indicated this was a significant change from the original proposal, which was light industrial space or warehousing. He commented the new use would be heavy warehousing with 360 trailers and potentially three shift operations. He questioned if staff had considered how this truck traffic would impact the surrounding area. Mr. Vickerman explained this project was reviewed by Hennepin County and it was his understanding they offered their support because the AM and PM peaks would decrease with this particular user.*

*Commissioner Ostaffe inquired if this site would be having 400 trucks coming to the site a day or 800 trucks. Mike Brandt, Kimley Horn, stated in looking at the trip generation, he estimated there would be total of 658 trucks trips per day and 2800 cars a day with all of the facilities. He noted the AM and PM peak does decrease.*

*Chair Lamothe reported the number of cars was high because the space operated round the clock with three different shifts.*

*Commissioner Ostaffe stated even with three shifts and 300 parking spaces, the number of trips to and from the site doesn't add up. Mr. Brandt commented the site had 350 parking spaces. Dan Salzer, Scannell Properties, explained trip numbers included people leaving and coming back for lunch or dinner.*

*Chair Lamothe asked how this proposal (one building) compared to the original proposal (two smaller buildings) when considering trip distribution access. Mr. Brandt explained there would be less trucks coming from County Road 81 to the site as they would mainly come from 89<sup>th</sup> down and over or up from Valley Forge and 169. He did not anticipate there would be any change to the trip distribution between the two plans. He stated he was seeing a 40*

*trip per day decrease in AM peak with the new proposal.*

*Commissioner Lindeman asked what happens if the City and the company cannot come to an agreement on the additional land needed for parking and watermain lines. Mr. Vickerman reported the proposal was subject to that occurring, that an agreement would come into play. He indicated people were comfortable with the general idea and the specifics of the agreement were being determined at this time. He stated he was confident this would be done.*

*Commissioner Lindeman requested the trees in the parking lot islands be scaled properly so as to survive. Mr. Vickerman explained these islands were quite a bit larger than the islands at The Grove and would be able to support trees or shrubs.*

*Commissioner Lenthe questioned what course of action would be taken if a different user wanted to move into this site and had considerably more trip generation. Mr. Vickerman stated if a new user moved to the site staff would rereview the site and traffic concerns.*

The applicant was at the meeting to answer questions.

Chair Lamothe opened the public hearing at 7:40 p.m.

The public was asked by Chair Lamothe if they had any comments to make regarding this application.

No one wished to address the Commission.

**Motion by Chair Lamothe, seconded by Commissioner Lenthe, to close the public hearing at 7:41 p.m. Upon call of the motion by Chair Lamothe, there were seven ayes and no nays. Motion carried.**

**Motion by Commissioner Piket, seconded by Commissioner Lindeman, to recommend that the City Council direct the City Attorney to draft a Resolution and a Planned Unit Development agreement approving the Park 81 South and East I-PUD concept stage plan amendment and development stage plan, subject to:**

- 1. The applicant addressing to the satisfaction of the city any remaining applicable comments contained**

**in the memorandums from:**

- a. The Community & Economic Development Department dated April 21, 2021**
- b. The Water Resources Engineer dated April 8, 2021**

**The applicant shall acknowledge that Park Dedication requirements are based on staff review and recommendation to the Park and Recreation Board and their subsequent board action. Board meetings are held on the third Thursday of each month.**

Commissioner Ayika stated he understood an opaque fence was necessary. He recommended staff work on this matter with the applicant to provide adequate screening. Mr. Vickerman stated one of the conditions for approval required the applicant to provide details to staff regarding the fence and screening.

Commissioner Ostaffe questioned if the site was properly screened. He noted the other large distribution centers in Maple Grove were fully screened or bermed. He commented further on how significant the change was to this property and how it would impact the surrounding uses by the number of trip generations. While he wanted plenty of job opportunities in the community, he feared this site would be largely a parking lot.

Chair Lamothe asked how this site compared to the FedEx facility south of 85<sup>th</sup>. Mr. Vickerman explained the building would be about the same size and noted the FedEx facility has slightly more trailer parking. He commented further on the minimal amount of screening that was provided on this property.

Commissioner Piket inquired how important it was to have the trailers screened in this industrial park. He did not believe a large amount of screening was necessary given the fact this property was surrounded by other industrial users.

Chair Lamothe called the question.

**Upon call of the motion by Chair Lamothe, there were six ayes and no nays (Commissioner Klein abstained). Motion carried.**

**DISCUSSION**



## ITEMS

There were no discussion items.

## ADJOURNMENT

**Motion by Chair Lamothe, seconded by Commissioner Lenthe, to adjourn the Planning Commission meeting. Upon call of the motion by Chair Lamothe, there were seven ayes and no nays. Motion carried.**

Chair Lamothe adjourned the meeting at 7:50 p.m. to the next regularly scheduled meeting of the Planning Commission scheduled for May 10, 2021.

STAFF REPORT TO THE PLANNING COMMISSION  
May 10, 2021

**Crew Carwash  
Planned Unit Development  
Non-Residential Concept Stage Plan Amendment  
Development Stage Plan**

**Applicant:** Crew Carwash Inc.  
Justin Furr  
10251 Hague Road  
Indianapolis, IN 46256

**Owner:** Same

**Requested Action:** Planned Unit Development (PUD) concept stage plan amendment and development stage plan for the purpose of constructing a carwash.

**Location:** 13370 Grove Drive North

**Zoning:** B-PUD, Business, Planned Unit Development

**Adjacent Land**

**Use and Zoning:**

North: R-3 PUD, Single and Two-Family Residential  
East: B-PUD, Business, Planned Unit Development  
South: B-PUD, Business, Planned Unit Development  
West: B-PUD, Business, Planned Unit Development

Application Received:	April 8, 2021
60 Day Review Deadline:	June 7, 2021

**STAFF COMMENTS:**

Motion to table the Crew Carwash PUD concept stage plan amendment and development stage plan until Tuesday, June 1, 2021, to allow applicant more time to submit requested changes.

Staff Report to the Planning Commission  
Jesse Corrow, Project Manager- X6047  
Crew Carwash  
Planned Unit Development  
Non-Residential Development Stage Plan  
May 10, 2021  
Page 2

**STAFF RECOMMENDATION:**

**Motion** to table the Crew Carwash PUD concept stage plan amendment and development stage plan until Tuesday, June 1, 2021, planning commission meeting.

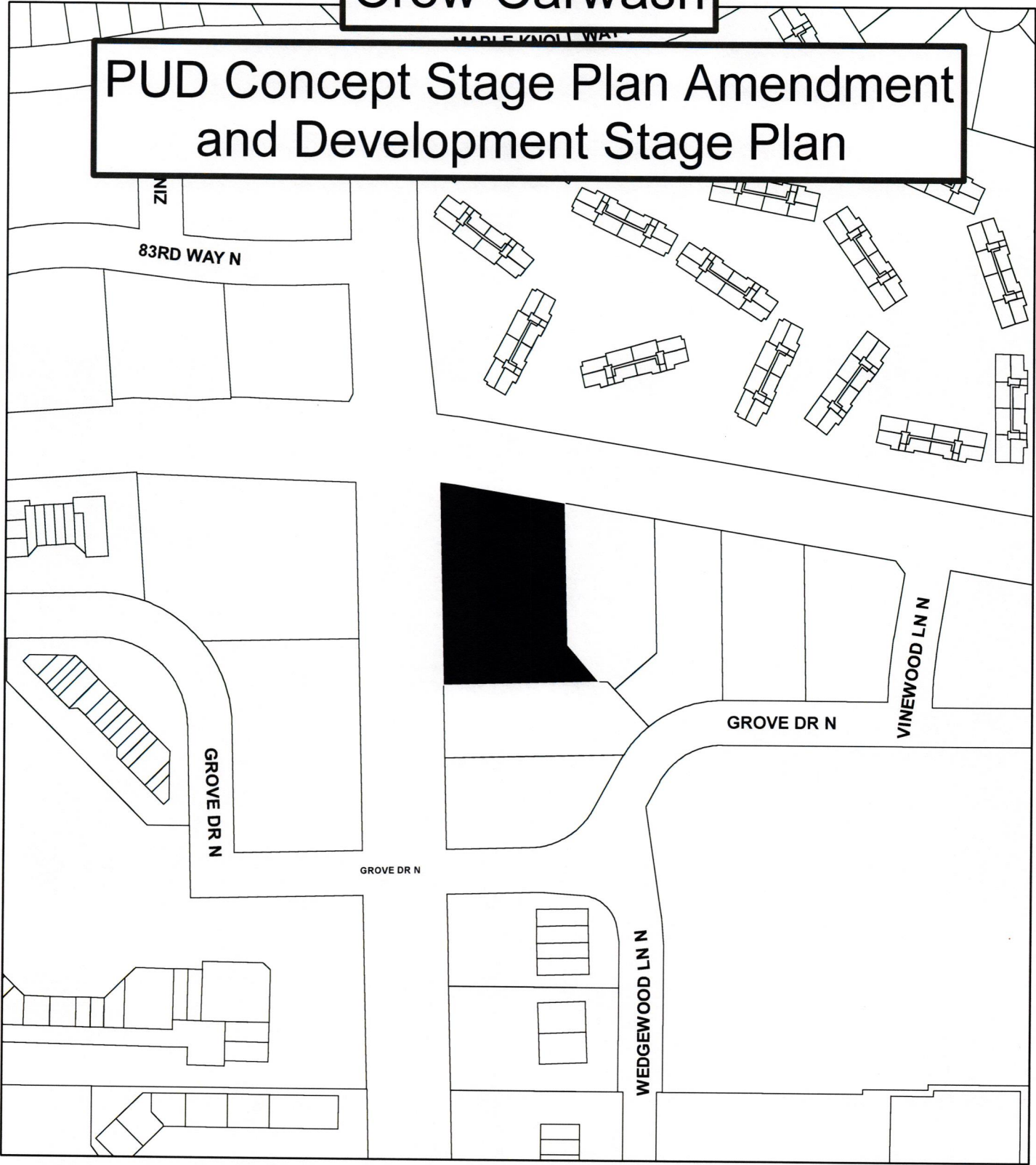
**ATTACHMENTS:**

Attachment A: Location Map



Crew Carwash

PUD Concept Stage Plan Amendment  
and Development Stage Plan



NEIGHBORHOOD LOCATION MAP



# **New Business**

STAFF REPORT TO THE PLANNING COMMISSION  
May 10, 2021

**Arbor Lakes Business Park Phase 2  
Planned Unit Development Non-Residential  
Development Stage Plan and Final Plat**

**Applicant:** Endeavor Development  
Josh Budish  
200 Southdale Center  
Minneapolis, MN 55345

**Owner:** Tiller Corporation  
Gary Sauer  
PO Box 1480  
Maple Grove, MN 55311

**Requested Action:** Planned Unit Development (PUD) development stage plan and final plat for the purpose of constructing a 221,549 square foot building with associated parking and loading docks.

**Location:** Elm Creek Boulevard and Zachary Lane North, Outlot B

**Zoning:** FF, Freeway Frontage

**Adjacent Land**

**Use and Zoning:**

North: Regional Mixed Use - R-A, Single-Family Agricultural  
East: Regional Mixed Use - FF, Freeway Frontage  
South: Regional Mixed Use - FF, Freeway Frontage  
West: Regional Mixed Use - PUD, Planned Unit Development

Application Received:	March 29, 2021
60 Day Review Deadline:	May 28, 2021
Additional 60 Day Review Deadline:	July 29, 2021

**STAFF COMMENTS:**

Endeavour Development is seeking PUD development stage plan approval for building A of the



Staff Report to the Planning Commission  
Brett Angell, Project Manager- X6003  
Arbor Lakes Business Park Phase 2  
Planned Unit Development Non-Residential  
Development Stage Plan and Final Plat  
May 10, 2021  
Page 2

second phase of Arbor Lakes Business Park and final plat approval to re-plat the property into two separate lots. The subject property is located at the southeast intersection of Elm Creek Boulevard and Zachary Lane. This project was first brought forward for approvals by the city in 2017 and received renewed approvals in February 2021. This request for PUD development stage plan and final plat approval matches the development concept and comments that were previously approved in 2021.

The applicant is proposing to construct one building, building A, that is a total of 221,549 square feet in size. The proposed development is consistent and mirrors what was developed in the first phase of Arbor Lakes Business Park, directly adjacent to the east of the property. Necessary approvals for the second building of phase 2, building B, would be applied for at a future date prior to construction. building A would be located in the northern portion of the property and building B would be located in the southern portion of the property.

#### **Site Information**

The site is a total of 22.38 acres and is currently zoned FF- Freeway Frontage. The property is within the gravel mining area (GMA) and has been guided under the 2040 Comprehensive Plan accordingly as RMU-East Elm Creek Boulevard. Within the GMA small area plan, this area was identified as the location for business park style development. The proposed development is consistent with the property's current zoning and land use guidance.

#### **Final Plat Request**

The final plat request for the 22.38-acre parcel would separate the property into two distinct lots. Lot 1 (northern lot) would have a total size of 12.65 acres. Lot 1 is the subject property for which the developer is seeking PUD development stage plan approval. The southern portion of the property would be platted as an outlot until the time of future construction of the second building.

#### **Building Layout/Setbacks**

The building is arranged so that the front and side face the public roads. There is one double row of parking between the road and the front of the building for car parking and then truck loading dock area at the south of the building. Upon completion of both buildings, the loading dock area would be joined together to minimize any visual impacts on adjacent properties.

The proposed building has a setback of at least 93.7 feet from both Elm Creek Blvd and Zachary Lane. The proposed setback exceeds what is required by city code. Proposed parking setbacks also exceed city code requirements and are a minimum of 26.2 feet from both the northern and western property lines.

### **Access**

Multiple access points are proposed as part of this development. Access into the property would be available from the north on Elm Creek Boulevard and from the west on Zachary Lane. The Elm Creek Boulevard access point provides full access and would serve as the primary access for the development. The access point to the north is shared with Arbor Lakes Business Park first phase. Internal private roadways provide connection between the two phases of this development. An additional access point to the south on Fountains Drive would be included with the construction of the southern building at a future date.

### **Parking**

The development plan includes a total of 269 parking stalls to be included with the development of the northern lot (building A). This total includes eight ADA accessible spaces. This number is consistent with the approved concept plan. The proposed parking standard is reflective of the actual needs based on industry knowledge and the Institute of Transportation Engineers Parking Generation Manual. Staff concurs with the applicants proposed parking standard.

At the concept stage plan review, the Planning Commission and City Council commented on the inclusion of shared bicycle facilities on the property and if there was a need for the inclusion of electric vehicle charging stations. The developer has reviewed the potential for these items to be included with the development. At this time, there has not been a direct desire by the first phase tenants for shared bicycle facilities as they are not widely in operation within the surrounding area. The developer also plans to review the potential for electric vehicle charging stations during tenant leasing and build-out to ensure proper placement.

### **Signage**

A monument sign is proposed for the corner of Zachary Lane and Elm Creek Boulevard. Additional signage on the building would also be included signifying the building tenants. All signage would require necessary permits.

### **Landscaping**

The provided landscaping plan overall exceeds the requirements of city code. The proposed landscaping includes the planting of 76 trees. This total includes a mix of deciduous, evergreen and ornamental trees. Additionally, a large volume of shrubs and perennials are proposed. The proposed landscaping is focused on the north, west, and east sides of the proposed building. Increased emphasis and landscaping volume is proposed on the west side the property to further screen the loading dock area.



### **Architecture**

The applicant has proposed the building consisting primarily of precast concrete in various shades of grey with horizontal offsets every fifty to one hundred feet. Darker panels are used to emulate a double row of windows along the entire length of the front and side elevations which gives the buildings a two-story appearance. The ends and middle, where the main entrances are located, provide a higher proportion of windows along with decorative features and stone veneer. The proposed architecture would mirror the first phase of the development. The applicant has provided renderings and elevations of the proposed architecture.

At the concept stage plan review, discussions regarding additional enhanced architectural features on the west sides of the building were discussed. The proposed architecture for the west sides of the building now includes additional integration of glass and stone veneer.

### **Development Timing**

Upon approval of the PUD development stage plan and final plat request, the developer anticipates that construction for the building will begin in early summer 2021. Construction is anticipated to take approximately one-year to complete. Following the completion of construction and leasing of the of the building, the developer will then seek approval for the construction of the southern building.

### **Synergy with Existing Development/Market Conditions**

A key component of the GMA is that it is a mixed-use area with opportunities to live, work, shop and play. There has been a high volume of retail development, recreational opportunities, and housing areas within direct vicinity to the proposed development site. The proposed development would continue to increase the number of higher-wage employment opportunities for people who live within the area that was established with the first phase of the Arbor Lakes Business Park. The addition of these jobs also increases weekday and daytime consumers to further support the nearby retail, restaurants, and service businesses.

Existing market conditions and demand for this style of development have remained strong through the pandemic as compared to other uses. While office and retail uses have taken a large impact as of recent, business park style development has remained fairly consistent as businesses continue to expand or relocate to Minnesota. The developer is currently conducting pre-leasing for the proposed development. While direct tenants have not yet been identified, it is anticipated that the proposed building would lease rather quickly. The two buildings from the first phase of Arbor Lakes are now fully occupied.

Staff Report to the Planning Commission  
Brett Angell, Project Manager- X6003  
Arbor Lakes Business Park Phase 2  
Planned Unit Development Non-Residential  
Development Stage Plan and Final Plat  
May 10, 2021  
Page 5

**STAFF RECOMMENDATION:**

**Motion** to recommend that the City Council direct the City Attorney to draft a Resolution and a Planned Unit Development agreement approving the Arbor Lakes Business Park Phase 2 PUD development stage plan and final plat, subject to:

1. The applicant addressing to the satisfaction of the city any remaining applicable comments contained in the memorandums from:
  - a. The Engineering Department dated April 7, 2021
  - b. The Fire Department dated April 2, 2021
  - c. The Arbor Committee, dated May 3, 2021

The applicant shall acknowledge that Park Dedication requirements are based on staff review and recommendation to the Park and Recreation Board and their subsequent board action. Board meetings are held on the third Thursday of each month.

**ATTACHMENTS:**

Attachment A: Narrative  
Attachment B: Location Map  
Attachment C: Maps  
Attachment D: Memorandums



2550 University Avenue W.

Suite 238N

St. Paul, MN



*To:* Maple Grove City Planner

*From:* Michael C. Brandt, P.E.  
Kimley-Horn and Associates, Inc.

*Date:* March 26, 2021

*Subject:* **Planned Unit Development Memorandum**  
Arbor Lakes Business Park Buildings A  
Maple Grove, MN

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Endeavor Development is requesting Arbor Lake Business Park be considered for a Planned Unit Development. The property is legally described as follows:

Outlot B Arbor Lake Business Park

### **PROPOSED DEVELOPMENT OVERVIEW:**

Endeavor Development is proposing to develop a business park to be known as Arbor Lakes Business Park Second Addition located across Zachary Lane, east of the existing Fountains Retail Center. This development received a revised Concept PUD approval this past March of 2021. Endeavor Development is request a final plat approval for two (2) lots know as Arbor Lakes business Park Second Addition, and a development stage PUD approval for Building A .

### **PROPOSED FINAL PUD DEVELOPMENT:**

Endeavor Development is proposing a final PUD approval on Building A from the approved concept master plan for Arbor Lakes Business Park shown as Exhibit B in the November 20, 2017 City Council resolution #17-139 and renewed approval in March of 2021. The final plat consists of Lot 1 and 2 of Arbor Lakes Business Park Second Addition totaling 22.38 acres,. Lot 1 is 12.65 ac and will have a 2221,549 SF building, which is consistent with the approved concept PUD.

**Building Setbacks, Parking Counts, and Greenspace Calculations:**

Lots] 1 is consistent with the concept PUD in aspects of building and parking setbacks. Parking is based on the same ratios as shown in the approved concept PUD resolution. Overall green space is still shown to be below the 25% required for Industrial Property, as shown in the concept PUD resolution. Parking lot green space exceeds the City Code requirement of 4%.

**Landscape Requirements:**

The landscape plan is consistent with the approved Concept Landscape Plan shown in Exhibit B of the approved resolution #17-139 dated November 20, 2017 and revised in March of 2021. The landscape plans for Lot 1 is reflective of the images provided to the City Council and documented in Exhibit B of the Approved Resolution for Concept PUD approval for Arbor Lakes Business Park.

**UTILITIES****Stormwater Treatment Requirements:**

The City of Maple Grove stormwater management plan has been reviewed. A discussion with City staff and Shingle Creek Watershed District concluded that the storm water from the site will be treated by the existing system. There is an existing stormwater treatment system in the NW corner of Elm Creek Boulevard and Zachary Lane which will treat the storm water runoff from the area designated as Phase II of the overall project. An erosion control SWPPP and an erosion control permit from the City of Maple Grove and Shingle Creek Watershed District will be required. Additionally, the City of Maple Grove has constructed a volume control system for this area. A volume control permit will not be required for this site. Phase II runoff will be collected in a pipe collection system and connected to the City of Maple Grove storm water collection system in Zachary Lane.

Water service to each building will be provided by extending the existing 12-inch water loop system in Elm Creek Blvd and from Fountains Drive throughout the development. A fire hydrant loop line will be provided to the north of Buildings A,. The truck court will be served by a proposed 12-inch main with a 12-inch service to each building and hydrants to provide coverage to each building. Additionally, each individual building will be protected with a fire sprinkler system.

**Sanitary Sewer:**

Sanitary sewer service will be provided to each building through a central sewer main running through the shared loading areas. The internal sewer main will connect to a City trunk line at the midpoint of Fountains Drive.

**Dry Utilities:**

Electric, gas, telephone, fiber optics, and cable will serve each building through the shared loading zone area. Services for each utility will be extended from Elm Creek Blvd to the loading area and into the development.

Lane for Phase I. The existing system in Zachary Lane will be utilized for Phase II construction.

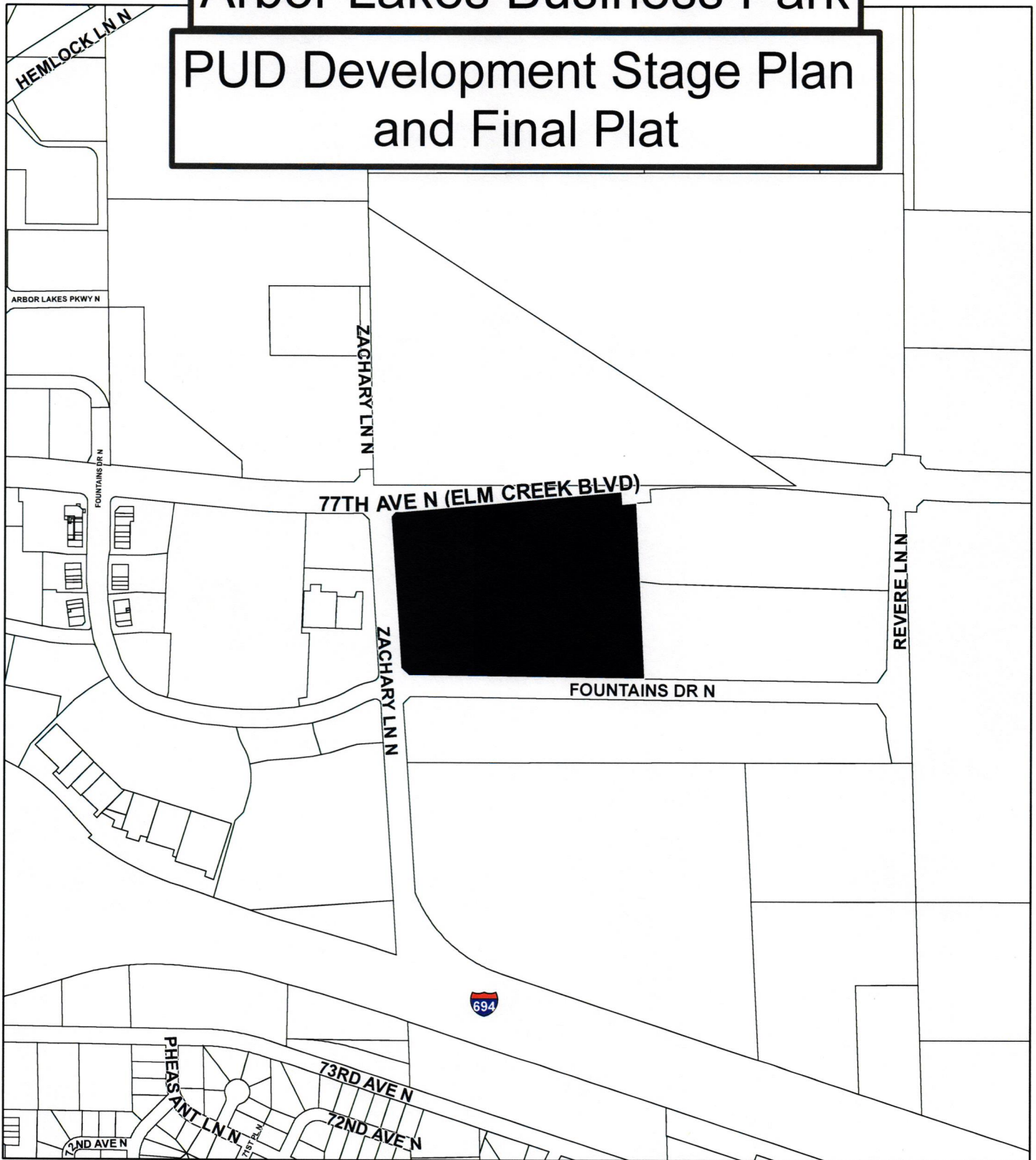
**Building Requirements:**

Building materials, images, colors, and articulations for Building A are consistent with the building images shown in Exhibit B of the approved resolution #17-139 and as updated in March of 2021 for Concept PUD for Arbor Lakes Business Park.



# Arbor Lakes Business Park

## PUD Development Stage Plan and Final Plat



NEIGHBORHOOD LOCATION MAP





# ARBOR LAKES BUSINESS PARK 1ST ADDITION

C.R. DOC. NO. \_\_\_\_\_

Attachment C

**KNOW ALL PERSONS BY THESE PRESENTS:** That Titer Corporation, a Minnesota corporation, fee owner of the following described property situated in the County of Hennepin, State of Minnesota to wit:

Quail B, ARBOR LAKES BUSINESS PARK, according to the recorded plat thereof, Hennepin County, Minnesota

Has caused the same to be surveyed and platted as ARBOR LAKES BUSINESS PARK 1ST ADDITION, and does hereby dedicate to the public for public use the garage and utility easement as created by the plat.

In witness whereof said Titer Corporation, a Minnesota corporation, has caused these presents to be signed by its proper officer

this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_.

Signed: Titer Corporation, a Minnesota Corporation

Steven Sauer, Chief Operations Officer

**STATE OF MINNESOTA**  
**COUNTY OF \_\_\_\_\_**

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_, by Steven Sauer, Chief Operations Officer, Titer Corporation, a Minnesota corporation, on behalf of the corporation.

(Signature)

(Printed Name)

Notary Public \_\_\_\_\_ County \_\_\_\_\_

My commission expires \_\_\_\_\_

Eric A. Ruseer, I hereby certify that this plat was prepared by me or under my direct supervision, that I am a duly licensed Land Surveyor in the State of Minnesota, that this survey was made in accordance with the laws and regulations of the State of Minnesota, and that the plat is a true and correct representation of the land as surveyed and platted. I further certify that the plat is a true and correct representation of the land as surveyed and platted, and that the plat is a true and correct representation of the land as surveyed and platted.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_.

Eric A. Ruseer, Licensed Land Surveyor  
Minnesota License No. 43762

**STATE OF MINNESOTA**  
**COUNTY OF HENNEPIN**

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_, by Eric A. Ruseer.

(Signature)

(Printed Name)

Notary Public \_\_\_\_\_ County \_\_\_\_\_

My Commission Expires January 31, 20\_\_\_\_

**MAPLE GROVE, MINNESOTA**

This plat of ARBOR LAKES BUSINESS PARK 1ST ADDITION was approved and accepted by the City Council of the City of Maple Grove, Minnesota, at a regular meeting thereof held the \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, subd. 2.

City Council, City of Maple Grove, Minnesota

Mayor \_\_\_\_\_

Clerk \_\_\_\_\_

**RESIDENT AND REAL ESTATE SERVICES**

Hennepin County, Minnesota

I hereby certify that taxes payable in 202\_\_\_\_ and prior years have been paid for the land described on this plat, dated this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_.

Mark V. Orsquin, County Auditor

By \_\_\_\_\_, Deputy

**SURVEY DIVISION**

Hennepin County, Minnesota

Pursuant to MINN. STAT. Sec. 383B.965 (1989), this plat has been approved this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_.

Chris F. Meeks, County Surveyor

By \_\_\_\_\_

**COUNTY RECORDER**

Hennepin County, Minnesota

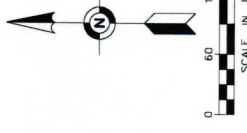
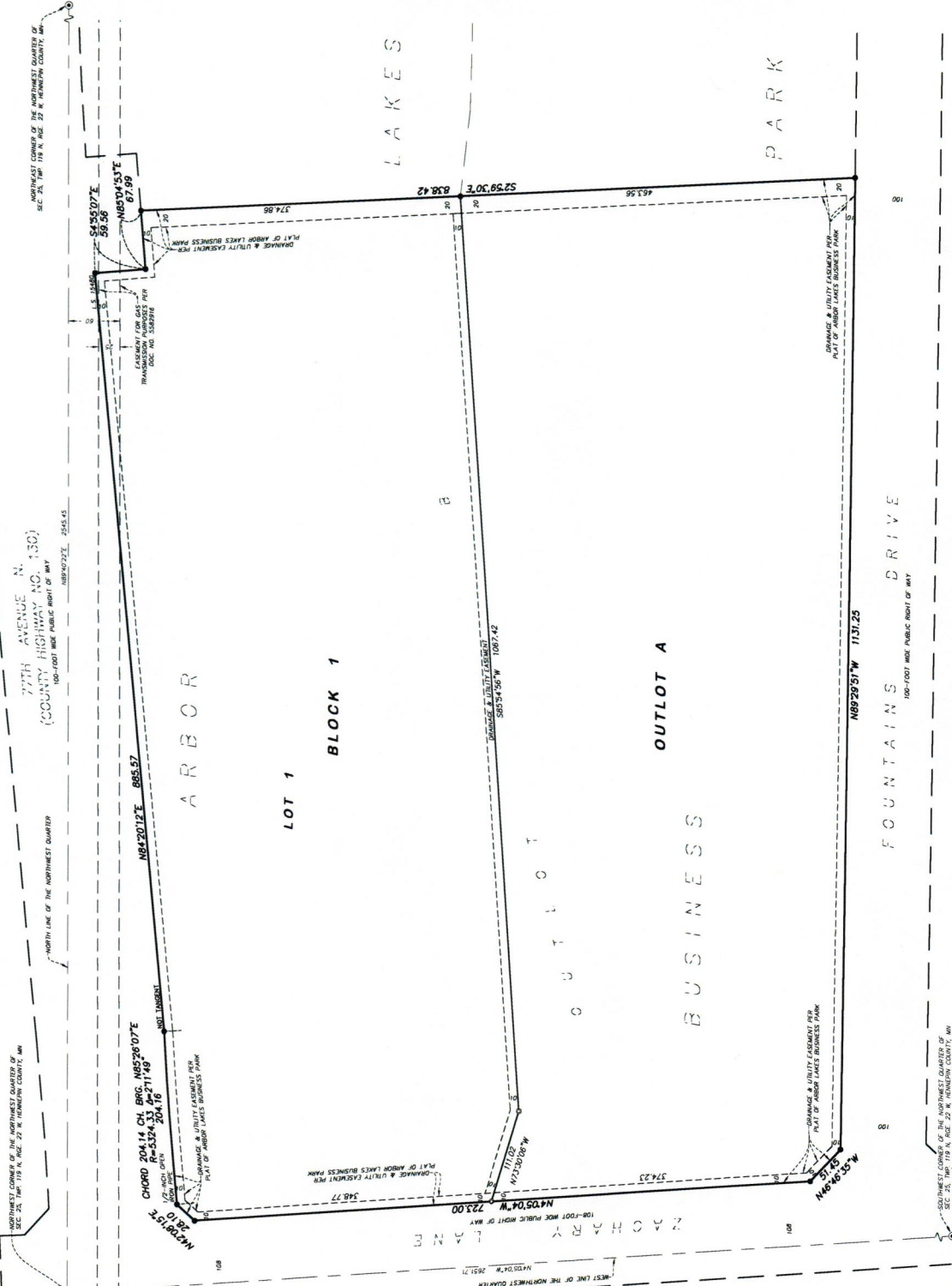
I hereby certify that the within plat of ARBOR LAKES BUSINESS PARK 1ST ADDITION was recorded in the office this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

Marin McCormick, County Recorder

By \_\_\_\_\_, Deputy

# ARBOR LAKES BUSINESS PARK 1ST ADDITION

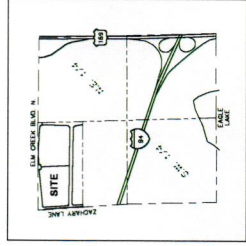
C.R. DOC. NO.



The north line of the Northwest Quarter is assumed to bear North 88 degrees 40 minutes 22 seconds East.

## LEGEND

- FOUND CAST IRON MONUMENT
- FOUND 5/8-INCH REBAR MARKED WITH LICENSE NO. 47476, UNLESS OTHERWISE NOTED
- SET 5/8-INCH x 14-INCH REBAR MARKED WITH LICENSE NO. 47476



SITE DEVELOPMENT PLANS  
FOR

ARBOR LAKES BUSINESS PARK PHASE II BUILDING A

SECTION 25, TOWNSHIP 119N, RANGE 22W  
MAPLE GROVE, HENNEPIN COUNTY, MN

PROJECT TEAM:

ENGINEER  
KIMLEY-HORN AND ASSOCIATES, INC.  
**Kimley»Horn**

PREPARED BY MIKE BRANDT  
767 EUSTIS ST.  
ST. PAUL, MN 55114  
TELEPHONE (651) 645-4197

DEVELOPER  
ENDEAVOR DEVELOPMENT  
**ENDEAVOR**  
DEVELOPMENT

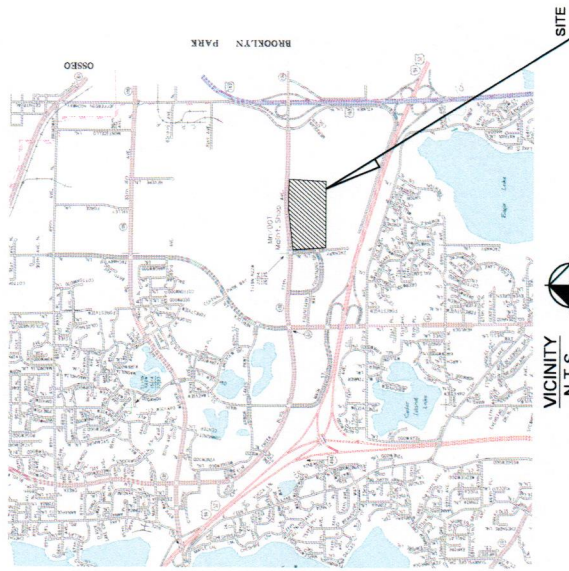
200 SOUTHDALE CENTER  
MINNEAPOLIS, MN 55435  
TELEPHONE (612) 210-5870

SURVEYOR  
KIMLEY-HORN & ASSOCIATES, INC.  
ERIC ROESSER, P.L.S.  
1229 TYLER STREET NE, SUITE 100  
MINNEAPOLIS, MN 55413  
TELEPHONE (612) 468-3300

ARCHITECT  
KIMLEY-HORN & ASSOCIATES, INC.  
KASEY KUNDOL  
4801 EMERSON AVENUE - SUITE 210  
PALATINE, IL 60067  
TELEPHONE (847) 303-1155

LANDSCAPE ARCHITECT  
KIMLEY-HORN & ASSOCIATES, INC.  
767 EUSTIS ST.  
ST. PAUL, MN 55114  
TELEPHONE (651) 645-4197

GEO/TECHNICAL  
BRAUN INTERTEC  
NATE MCKINNEY  
1101 HAMPSHIRE AVENUE S  
MINNEAPOLIS, MN 55438  
TELEPHONE (652) 985-2000



NOTES

1. DRAWINGS ARE THE PROPERTY OF KIMLEY-HORN & ASSOCIATES, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN & ASSOCIATES, INC.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

Sheet Number	Sheet Title
C000	COVER SHEET
C100	GENERAL CONSTRUCTION NOTES
C200	DEMOLITION AND EROSION CONTROL PH. I PLAN
C300	PHASE II EROSION AND SEDIMENT CONTROL PLAN
C400	SITE PLAN
C401	SITE PLAN ENLARGEMENTS
C402	SITE PLAN ENLARGEMENTS
C500	GRADING AND DRAINAGE PLAN
C501	GRADING ENLARGEMENTS
C502	GRADING ENLARGEMENTS
C600	UTILITY PLAN
C700	CONSTRUCTION DETAILS
C701	CONSTRUCTION DETAILS
C702	CONSTRUCTION DETAILS
C703	CONSTRUCTION DETAILS
C704	CONSTRUCTION DETAILS
C705	CONSTRUCTION DETAILS
C706	CONSTRUCTION DETAILS
L100	OVERALL BUILDING A LANDSCAPE PLAN
L101	BUILDING A LANDSCAPE PLAN
L102	BUILDING A LANDSCAPE PLAN
L103	PLANTING DETAILS
L200	IRRIGATION PLAN

ARBOR LAKES - BUILDING A  
ENDEAVOR DEVELOPMENT

COVER SHEET



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DATE: 02/27/2021 BY: MICHAEL C. BRANDT

NO. 000001 LT. NO. 00001

REVISIONS

RECORD DRAWINGS 3/18/2021  
DRAWING INFORMATION  
Title: ARBOR LAKES  
Drawing No.: 000001  
Drawing By: MICHAEL C. BRANDT  
Drawing Date: 02/27/2021  
Drawing Scale: 1"=100'-0"

COVER SHEET

C000

PRELIMINARY - NOT FOR CONSTRUCTION









**Kimley-Horn**

11000 N. 10th Ave., Suite 100  
Phoenix, AZ 85020  
Tel: 602.998.8800  
Fax: 602.998.8801  
www.kimley-horn.com

PROJECT: ARBOR LAKES - BUILDING A  
DATE: 02/28/2021  
DRAWN BY: MICHAEL C. BARNETT  
CHECKED BY: MICHAEL C. BARNETT  
SCALE: AS SHOWN

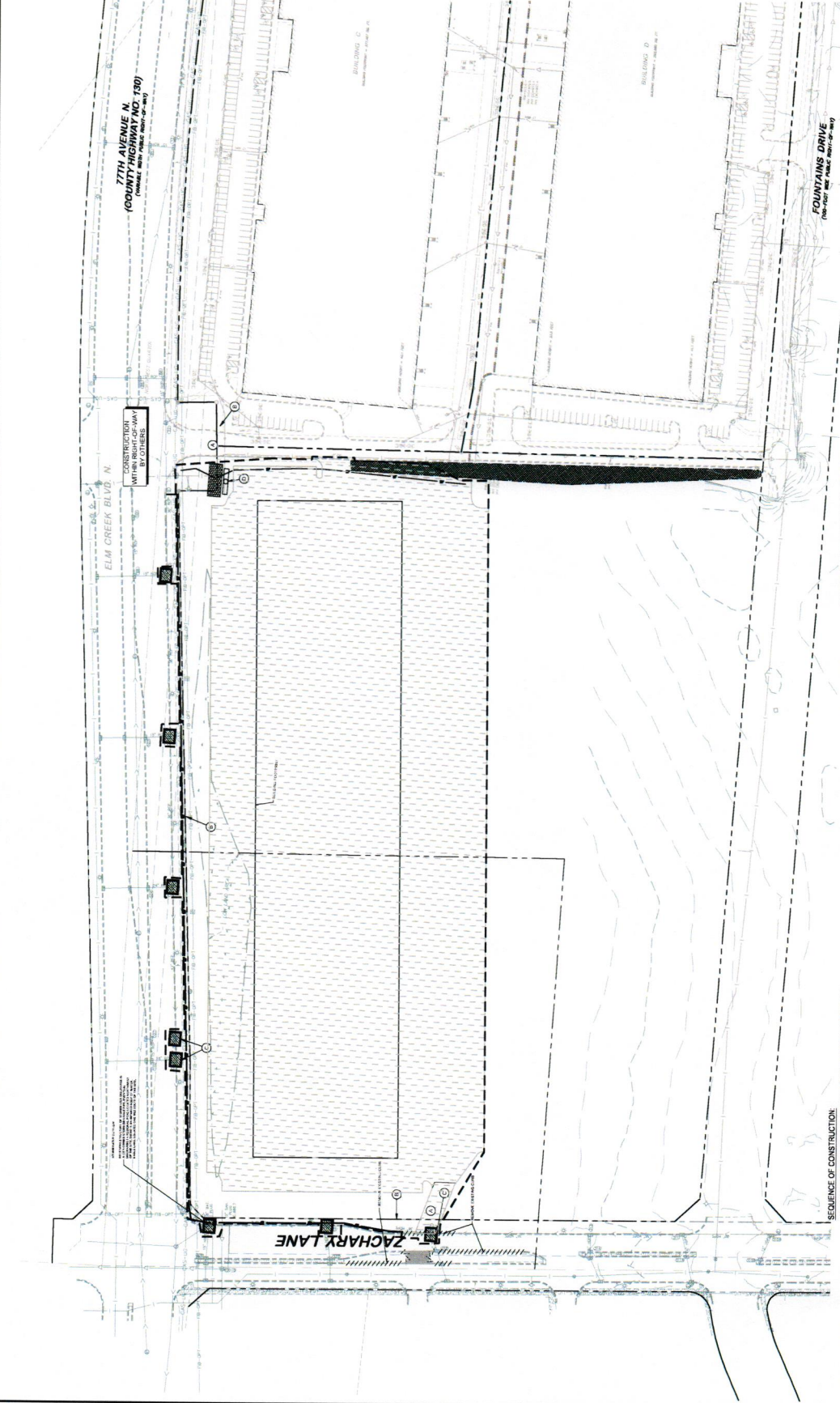
ARBOR LAKES - BUILDING A  
DEMOLITION AND EROSION CONTROL PH. I PLAN

RECORD DRAWINGS	3/18/2021
DATE	
DRAWING INFORMATION	
DATE	03/18/2021
DRAWN BY	Michael C. Barnett
CHECKED BY	Michael C. Barnett
SCALE	AS SHOWN
PROJECT	ARBOR LAKES - BUILDING A
DATE	03/18/2021

DEMOLITION AND EROSION  
CONTROL PH. I PLAN

C200

PRELIMINARY - NOT FOR CONSTRUCTION



**SITE DATA**

PROJECT	ARBOR LAKES - BUILDING A
DATE	03/18/2021
DRAWN BY	Michael C. Barnett
CHECKED BY	Michael C. Barnett
SCALE	AS SHOWN

**KEYNOTE LEGEND**

1	DEMOLITION
2	EROSION CONTROL
3	VEGETATION
4	WATER
5	ROADWAY
6	UTILITY
7	STRUCTURE
8	LANDSCAPE
9	SETBACK
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**EROSION CONTROL LEGEND**

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2	EROSION CONTROL
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**SEQUENCE OF CONSTRUCTION**

1. DEMOLITION OF BUILDING A

2. EROSION CONTROL MEASURES

3. VEGETATION

4. WATER

5. ROADWAY

6. UTILITY

7. STRUCTURE

8. LANDSCAPE

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**EROSION CONTROL PLAN NOTES**

1. DEMOLITION OF BUILDING A

2. EROSION CONTROL MEASURES

3. VEGETATION

4. WATER

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**EXISTING CONDITIONS & DEMOLITION LEGEND**

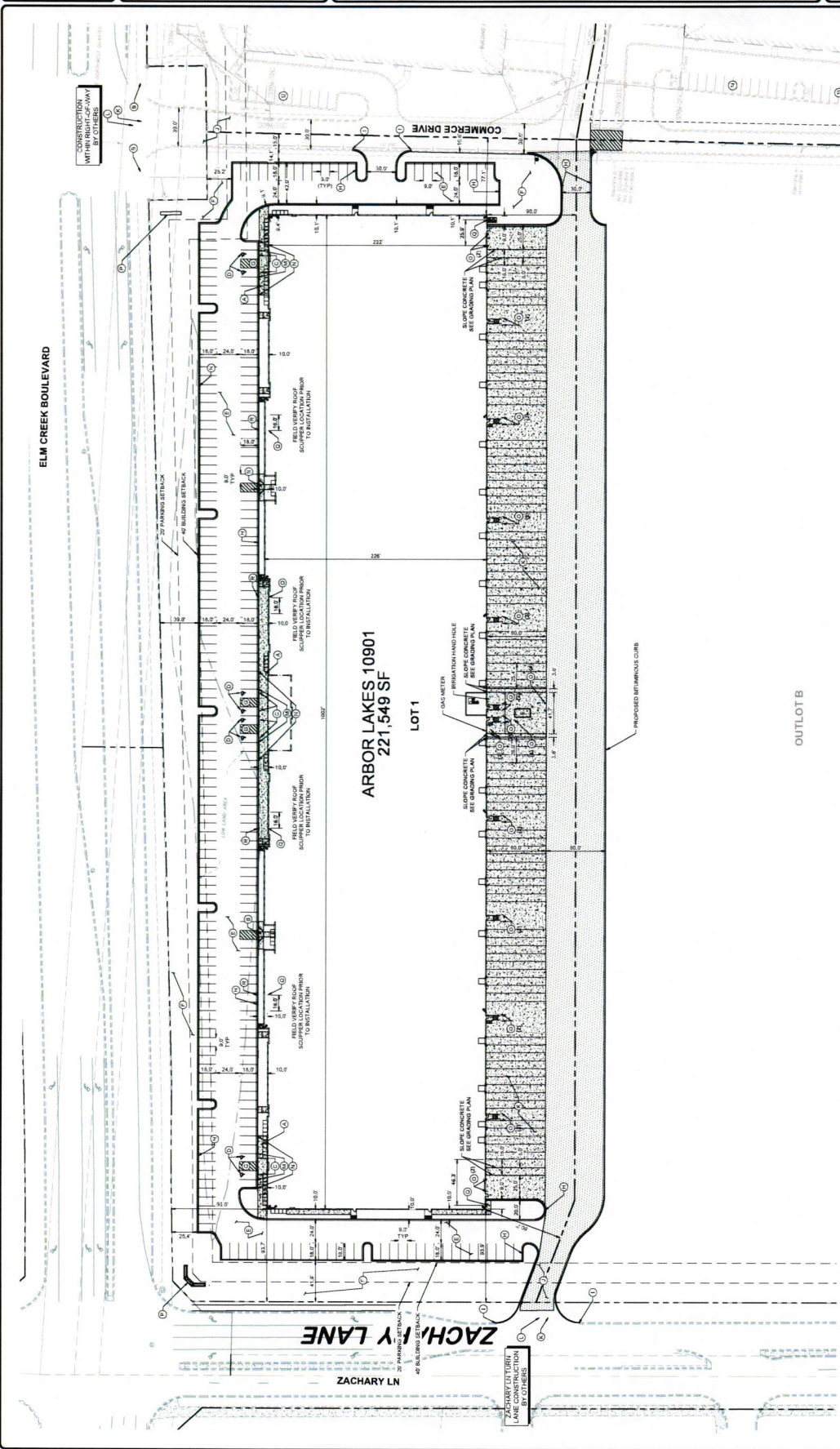
1	DEMOLITION
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 <p><b>ENDEAVOR</b> DEVELOPMENT</p> <p>200 Hamilton Center Mississauga, Ontario L4V 1H4 CAN 416-273-5876</p>	<p><b>Kimley»Horn</b></p> <p>781 LEXINGTON AVENUE SUITE 1200 NEW YORK, NY 10022 212-360-1000</p> <p>PROJECT: ARBOR LAKES - BUILDING A SITE PLAN FOR ENDEAVOR DEVELOPMENT DRAWN BY: J. B. HORN CHECKED BY: J. B. HORN DATE: 10/10/2011</p>	<p><b>ARBOR LAKES - BUILDING A</b></p> <p>ENDEAVOR DEVELOPMENT</p> <p><b>SITE PLAN</b></p>	<p><b>ISSUANCES</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>#</th> <th>Description</th> <th>Date</th> </tr> <tr> <td>1</td> <td>Issued</td> <td>10/10/2011</td> </tr> </table>	#	Description	Date	1	Issued	10/10/2011
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1	Issued	10/10/2011							

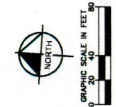


PROPERTY SUMMARY		BUILDING A LOT 1
PROPERTY AREA		111.11 AC
LIMIT OF DISTURBANCE		112.24 AC
PERMITS REQUIRED		111.11 AC (100%)
PERMITS AREA		11.44 AC (10.28%)
REQUIRED PARKING SETBACK		20 FT
PROVIDED PARKING SETBACK		294 FT
REQUIRED BUILDING SETBACK		40 FT
PROVIDED BUILDING SETBACK		93.77 FT
REQUIRED PARKING STALLS		80 STALLS
PROVIDED PARKING STALLS		8 STALLS
TOTAL PARKING STALLS		200 STALLS
TOTAL BUILDING COVERAGE		45.8%
GREEN SPACE TOTAL		14.3%
GREENSPACE IN PARKING LOT		0.9%

[illegible]

- [illegible]

- [illegible]

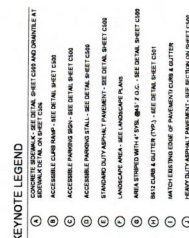
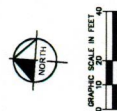




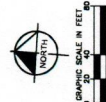




PRELIMINARY - NOT FOR CONSTRUCTION









\\kmliey-horn.com\HW-TWC\TWC-LDEV\Endeavor Shield Development\Arbor Lakes Business Park Phase II\3 Design\CAD\planSheets\C302 BUILDING A GRADING DETAIL.dwg March 29, 2021 - 1:34pm



GRAPHIC SCALE IN FEET



C502

GRADING ENLARGEMENTS

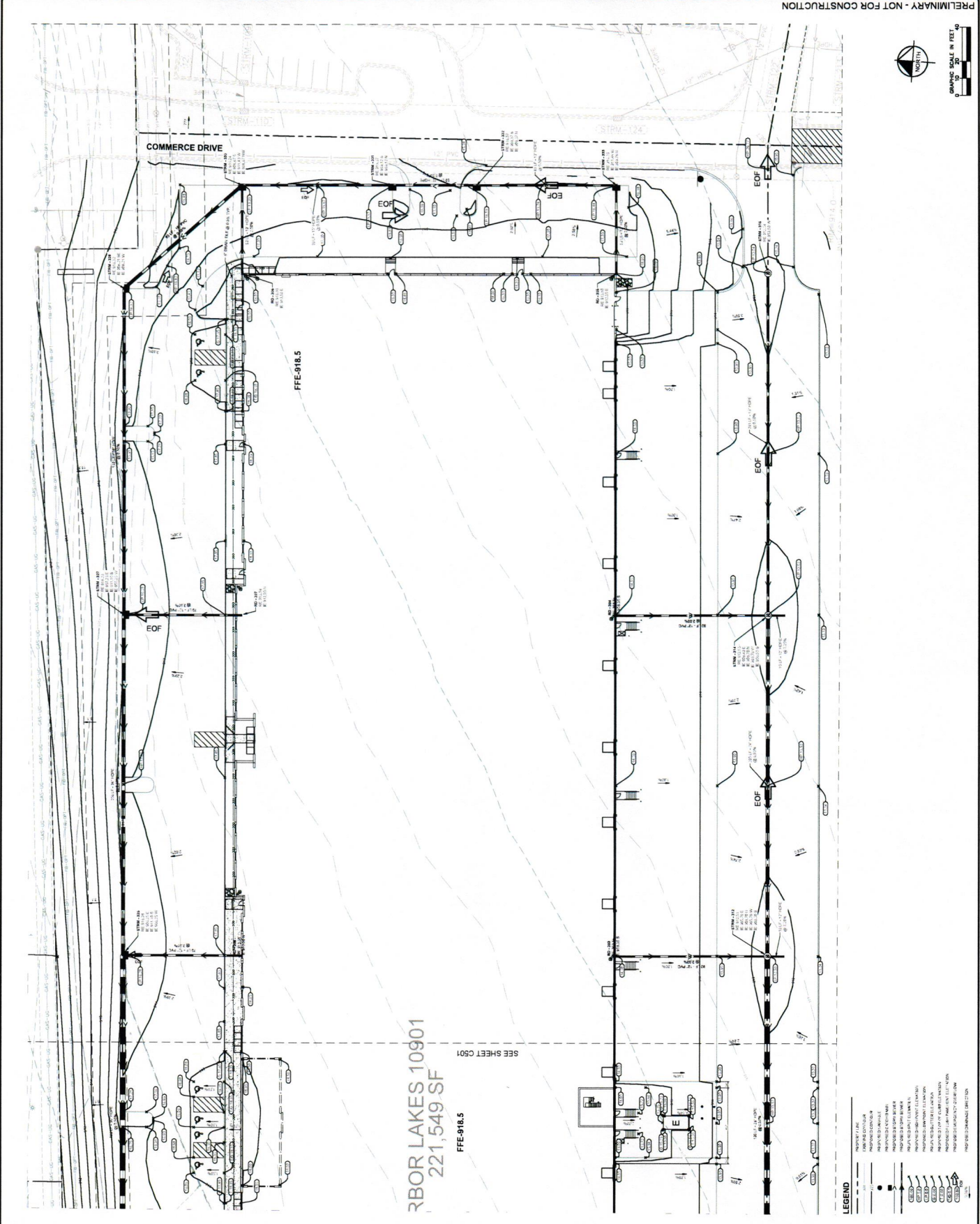
RECORD DRAWINGS	
Sheet No.	3175/2021
Project Name	ARBOR LAKES - BUILDING A
DRAWING INFORMATION	
Drawn By	ALB
Checked By	ALB
Reviewed By	ALB
Project No.	100010001

REVISIONS

ARBOR LAKES - BUILDING A  
ENDEAVOR DEVELOPMENT  
GRADING ENLARGEMENTS

**Kimley-Horn**  
200 S. Main Street, Suite 100  
St. Louis, MO 63102  
Tel: 314.436.1000  
Fax: 314.436.1001  
www.kimley-horn.com  
Professional Seal  
Michael C. Brannan  
No. 000000000  
Date: 03/29/2021

**ENDEAVOR DEVELOPMENT**  
200 S. Main Street, Suite 100  
St. Louis, MO 63102  
Tel: 314.436.1000  
Fax: 314.436.1001  
www.endeavordevelopment.com



NOTATION	DESCRIPTION
1	EXISTING GRADE
2	PROPOSED GRADE
3	PROPOSED GRADE
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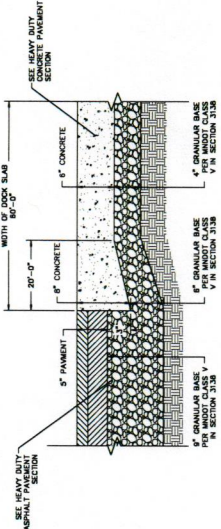
ARBOR LAKES 10901  
221,549 SF  
FFE-918.5

SEE SHEET C501

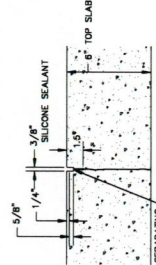




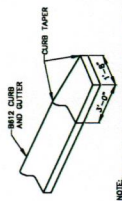
PRELIMINARY - NOT FOR CONSTRUCTION



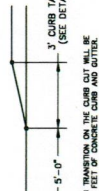
**EXPANSION JOINT & EXTERIOR DOCK SLAB AT ASPHALT PAVING**



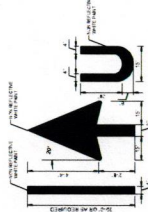
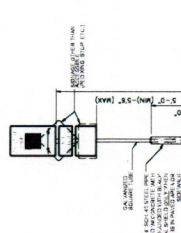
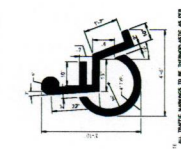
**CONTRACTION JOINT DETAIL**



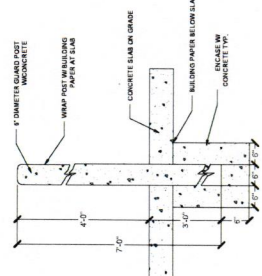
**CURB TAPER**



**CURB CUT AT ROOF SCUPPER**



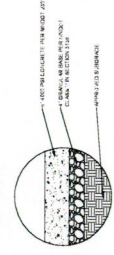
NOTE: 1. FINISH GRADE OF PAVEMENT SHALL BE 1/4" BELOW FINISH GRADE OF CURB AND GUTTER. 2. FINISH GRADE OF PAVEMENT SHALL BE 1/4" BELOW FINISH GRADE OF CURB AND GUTTER. 3. FINISH GRADE OF PAVEMENT SHALL BE 1/4" BELOW FINISH GRADE OF CURB AND GUTTER.



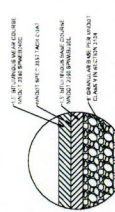
**BOLLARD DETAIL**  
N.T.S.



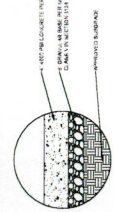
**HEAVY DUTY ASPHALT PAVEMENT**



**HEAVY DUTY CONCRETE PAVEMENT**



**STANDARD DUTY ASPHALT PAVEMENT**



**CONCRETE SIDEWALK**

NOTE: AN ADEQUATE NUMBER OF LONGITUDINAL AND TRANSVERSE CONTROL JOINTS SHALL BE PROVIDED TO ISOLATE FRIED OBJECTS ABUTTING OR WITHIN THE PAVED AREA. EXPANSION JOINTS SHALL BE FULL DEPTH AND SHALL BE USED TO ISOLATE FRIED OBJECTS ABUTTING OR WITHIN THE PAVED AREA.

PAVEMENT SECTIONS ARE PROVIDED FOR REFERENCE ONLY. REFER TO PAVEMENT SUBGRADE PREPARATION AND COMPACTION REQUIREMENTS.



#	Description	Date
	RECORD DRAWINGS	3/19/2021

DRAWING INFORMATION		
Scale:	AS SHOWN	
Date:	03/19/2021	
Checked By:	MJB	
Drawn By:	CJJ	
Enduser Ready Job #:		
ME Job #:	16517022.1	

ISSUANCES

ARBOR LAKES - BUILDING A  
 ENDEAVOR DEVELOPMENT  
 CONSTRUCTION DETAILS

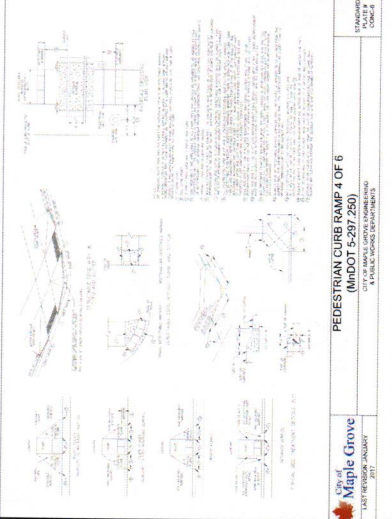
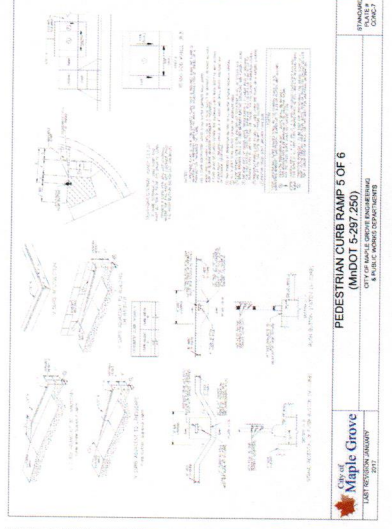
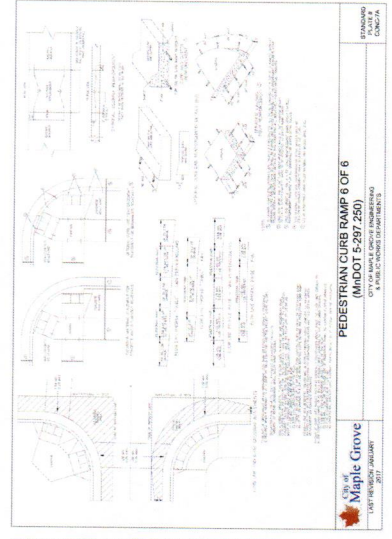
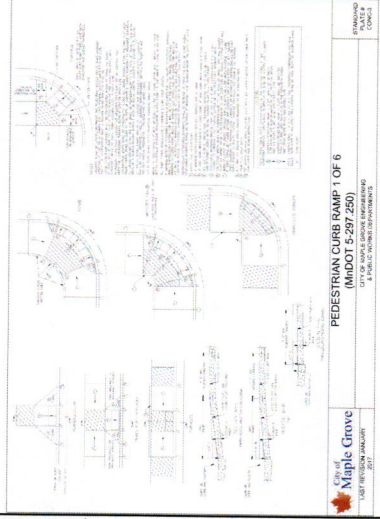
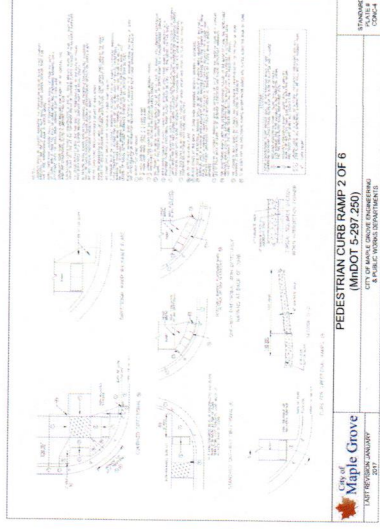
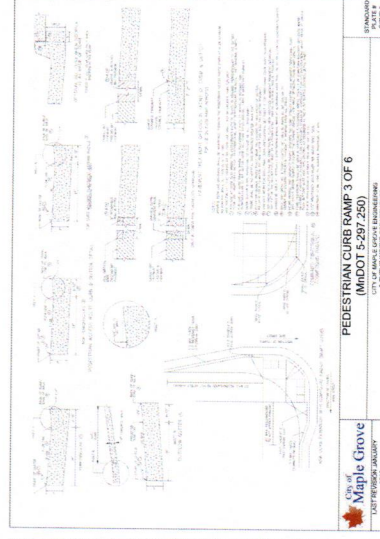
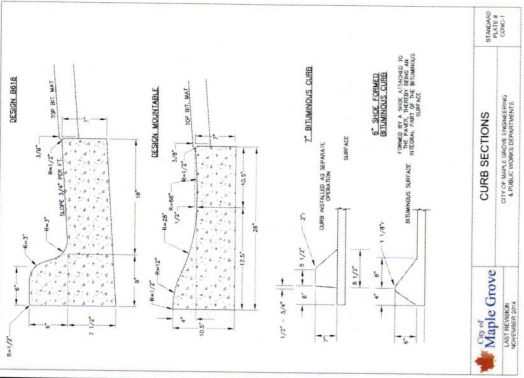
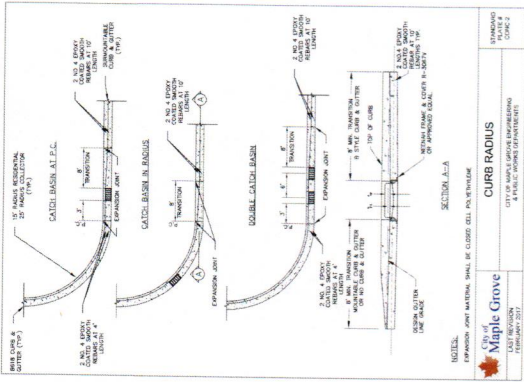
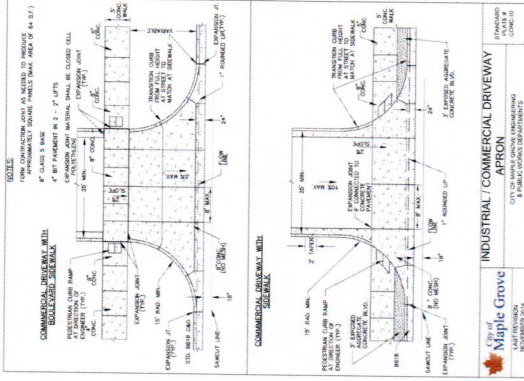
ENDAVOR DEVELOPMENT

FOR REFERENCE ONLY

**Kimley»»Horn**



**ENDEAVOR**  
DEVELOPMENT



City of  
Maple Grove

LAST REVISION  
NOVEMBER 2014

STANDARD  
PLATE #  
ENR-14

TEMPORARY SEDIMENTATION BASIN  
PIPE OUTLET  
CITY OF MAPLE GROVE ENGINEERING  
A PUBLIC WORKS DEPARTMENT

City of  
Maple Grove

LAST REVISION  
JANUARY 2016

STANDARD  
PLATE #  
ENR-15

CONSTRUCTION ROCK ENTRANCE  
CITY OF MAPLE GROVE ENGINEERING  
A PUBLIC WORKS DEPARTMENT

City of  
Maple Grove

LAST REVISION  
NOVEMBER 2014

STANDARD  
PLATE #  
ENR-16

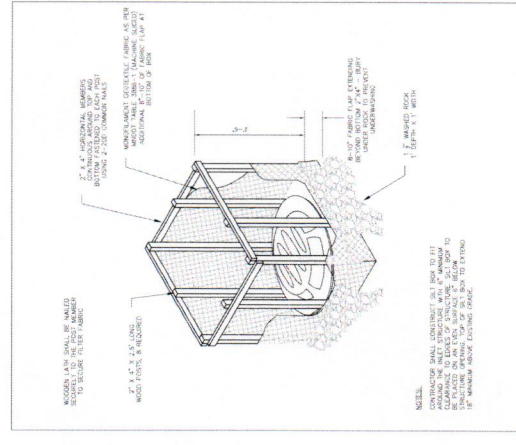
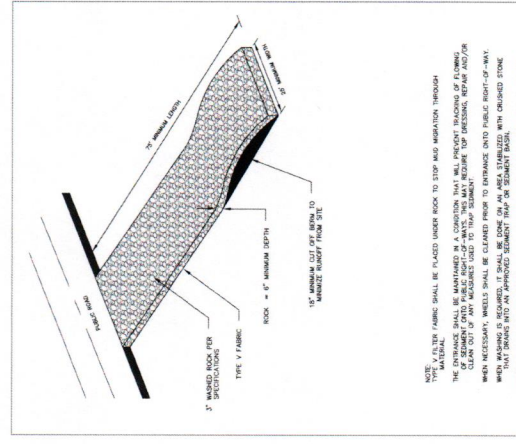
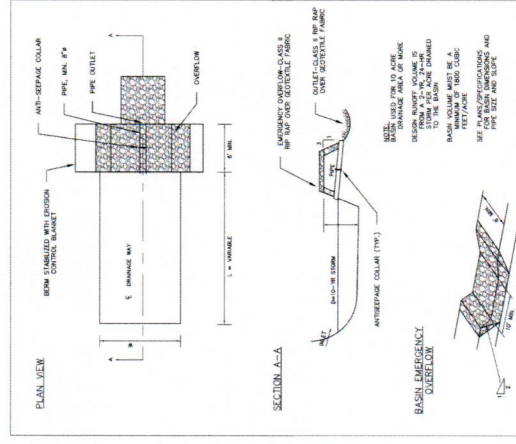
INLET PROTECTION SILT BOX FOR  
BEEHIVE CASTING  
CITY OF MAPLE GROVE ENGINEERING  
A PUBLIC WORKS DEPARTMENT

ARBOR LAKES - BUILDING A  
ENDEAVOR DEVELOPMENT  
CONSTRUCTION DETAILS

C702  
CONSTRUCTION DETAILS

REVISIONS	DATE
1	11/18/2014
2	11/18/2014
3	11/18/2014
4	11/18/2014
5	11/18/2014
6	11/18/2014
7	11/18/2014
8	11/18/2014
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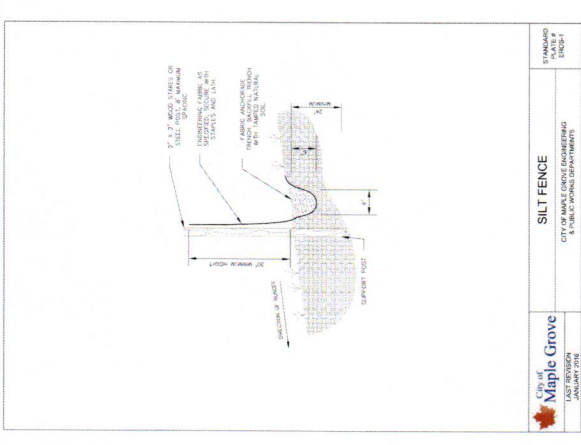
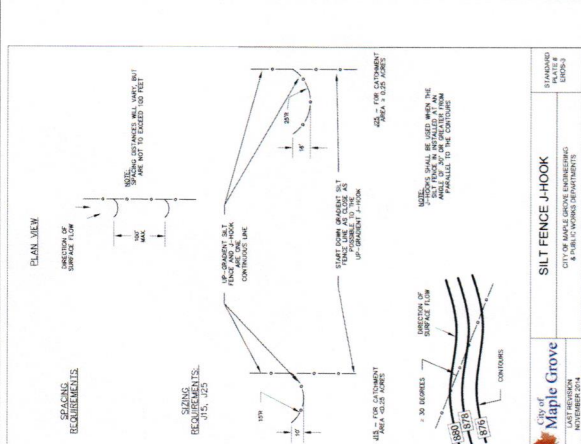
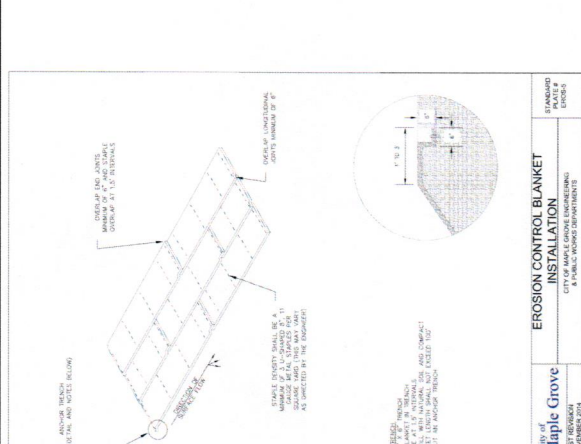
DRIVING INFORMATION
Scale
Drawn By
Checked By
Approved By
Project No.
Sheet No.



ENDEAVOR DEVELOPMENT  
200 Soudan Center  
Maple Grove, MN 55126  
612.771.1818

Kimley-Horn  
301 LUTHERBURY BLVD. SE  
SUITE 100  
KIMLEY-HORN.COM

FOR REFERENCE ONLY

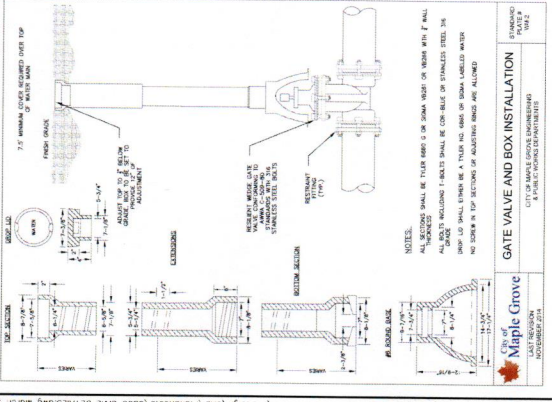












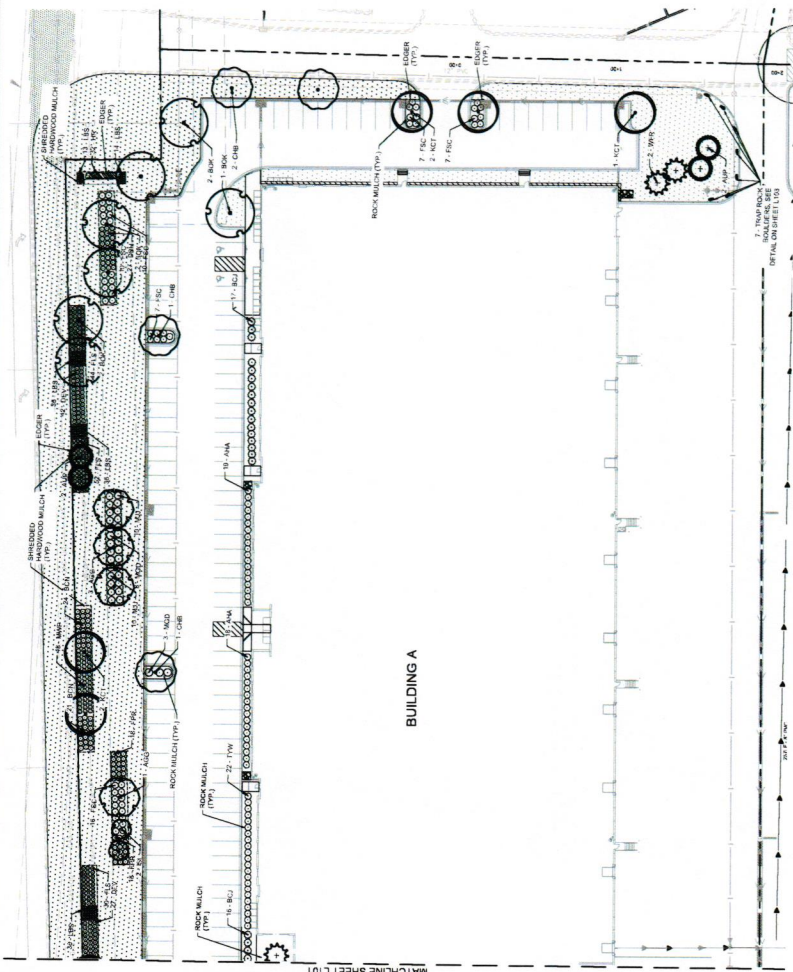


\\kimley-horn.com\\MHW\\TWC\\TWC\\LDEV\\Lendevor Shield Development\\Arbor Lakes Business Park Phase II\\3 Design\\CAD\\Plans\\Sheets\\CS00 CIVIL DETAILS.dwg March 29, 2021 - 1:35pm

- [illegible]







**LEGEND**

- 1.5 MAINTENANCE STRIP, SEE DETAIL ON SHEET L103  
RIP-RAP, SEE CIVIL PLANS  
EDGER

**NOTE**

- NOTE
1. SEE SHEET L100 FOR FULL PLANT SCHEDULE AND PLANTING NOTES.
  2. SEE SHEET L103 FOR PLANTING DETAILS.

### PLANT LEGEND

	DECORATIVE TREES		BOTANICAL NAME		COMMON NAME	
	ASIM	ULMUS AMERICANA	VALLEY FORGE		AMERICAN ELM	
	ASIM	QUERCUS BLINCK	AUTUMN GOLD		AUTUMN GOLD QUERCUS	
	ROCK	QUERCUS MACROCARPA			BUR OAK	
	EXPERIMENTAL TREES		BOTANICAL NAME		COMMON NAME	
	CHB	CEDRUS OCCIDENTALIS			COMMON HUCKBERRY	
	KET	QUERCUS ALBA	QUINCE ESPRESSO		KENTUCKY COFFEE TREE	
	AUP	PRUNUS INDICA			AUTUMN PINE	
	ORNAMENTAL TREES		BOTANICAL NAME		COMMON NAME	
	WPR	ABIES CONCOLOR			WHITE FIR	
	WPR	ABIES CONCOLOR			WHITE FIR	
	WPR	ABIES CONCOLOR			WHITE FIR	
	SHRUBS		BOTANICAL NAME		COMMON NAME	
	UL	SYNEDRA RETICULATA	IVORY BARK		IVORY BARK JAPANESE TREE LILAC	
	UL	SYNEDRA RETICULATA	IVORY BARK		IVORY BARK JAPANESE TREE LILAC	
	UL	SYNEDRA RETICULATA	IVORY BARK		IVORY BARK JAPANESE TREE LILAC	
	PERENNIALS		BOTANICAL NAME		COMMON NAME	
	PRK	ROSA AUGUSTA	YODI PARMENT		PORT PARMENT ROSE	
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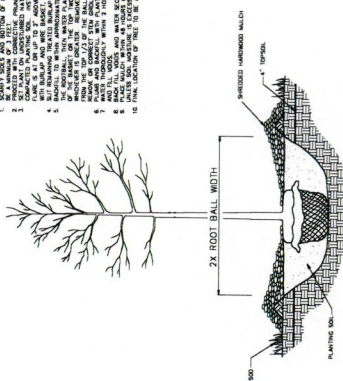
KFG CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS



GRAPHIC SCALE IN FEET  
0 15 30 60

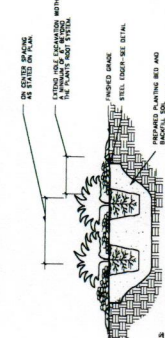


- NOTES:
1. SHOWN AS 1/2" SECTION OF HOLE. HOLE DEPTH SHALL BE 12" MINIMUM.
  2. EXISTING GRASS SHALL BE MAINTAINED AND NOT DISTURBED.
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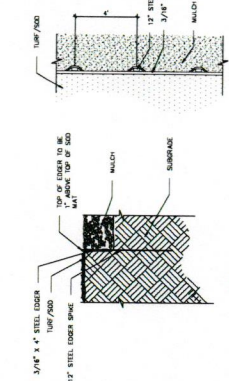
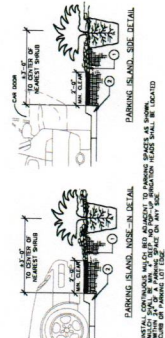


1. TREE PLANTING DETAIL

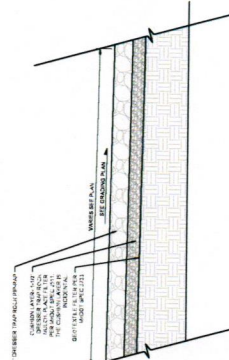
2. SHRUB PLANTING DETAIL



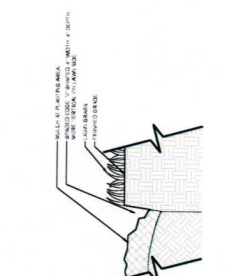
3. PARKING SPACE PLANTINGS



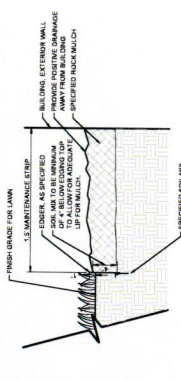
4. LANDSCAPE EDGER DETAIL



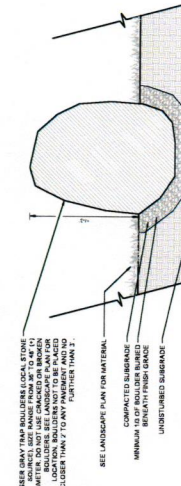
5. DRESSER TRAP ROCK RIP-RAP



6. SPADED EDGE DETAIL (ADD ALTERNATE)



7. MAINTENANCE STRIP



8. TRAFFIC BOULDER DETAIL





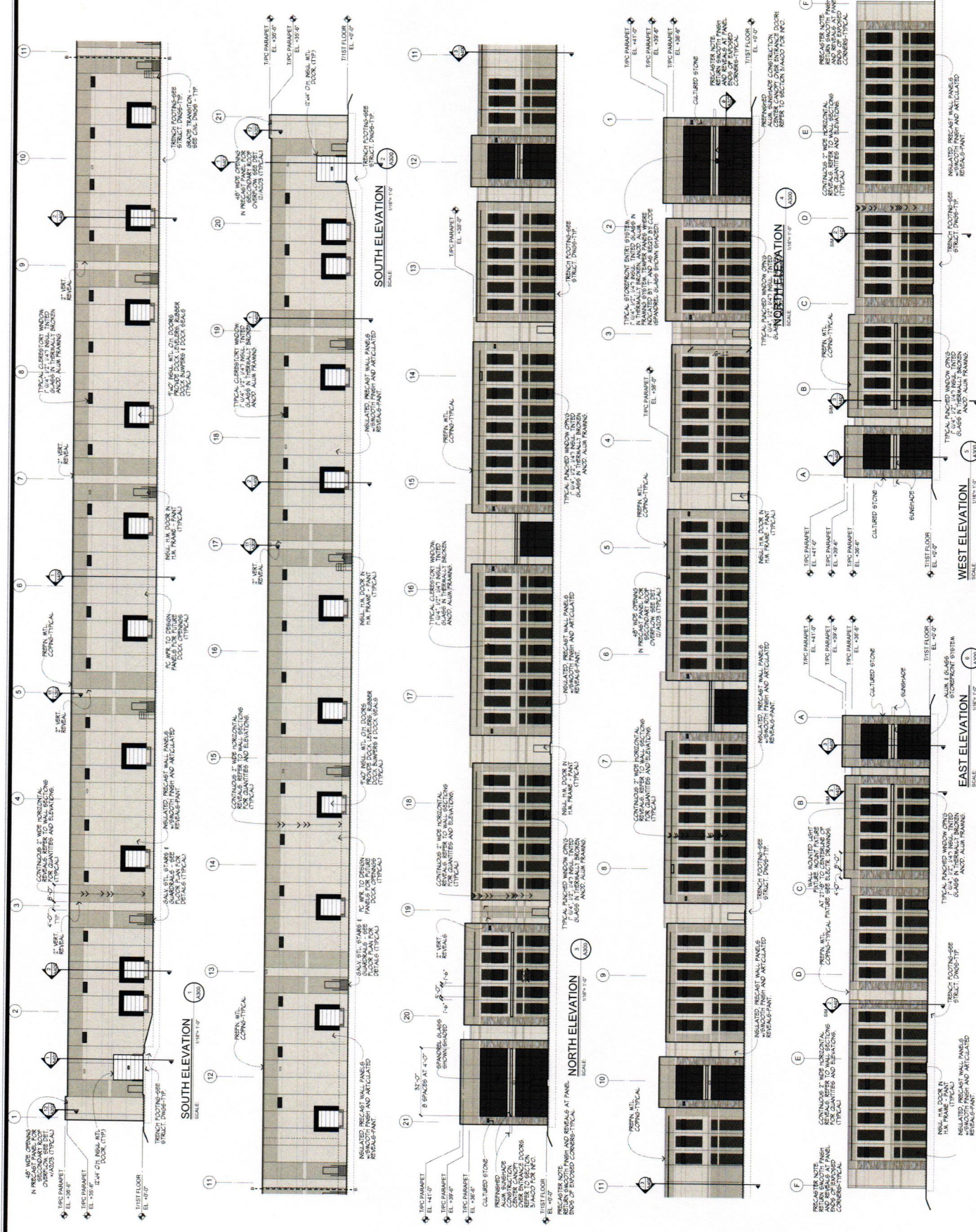


CONCEPTUAL ARCHITECTURAL RENDERING  
**OFFICE/WAREHOUSE**  
MAPLE GROVE, MN

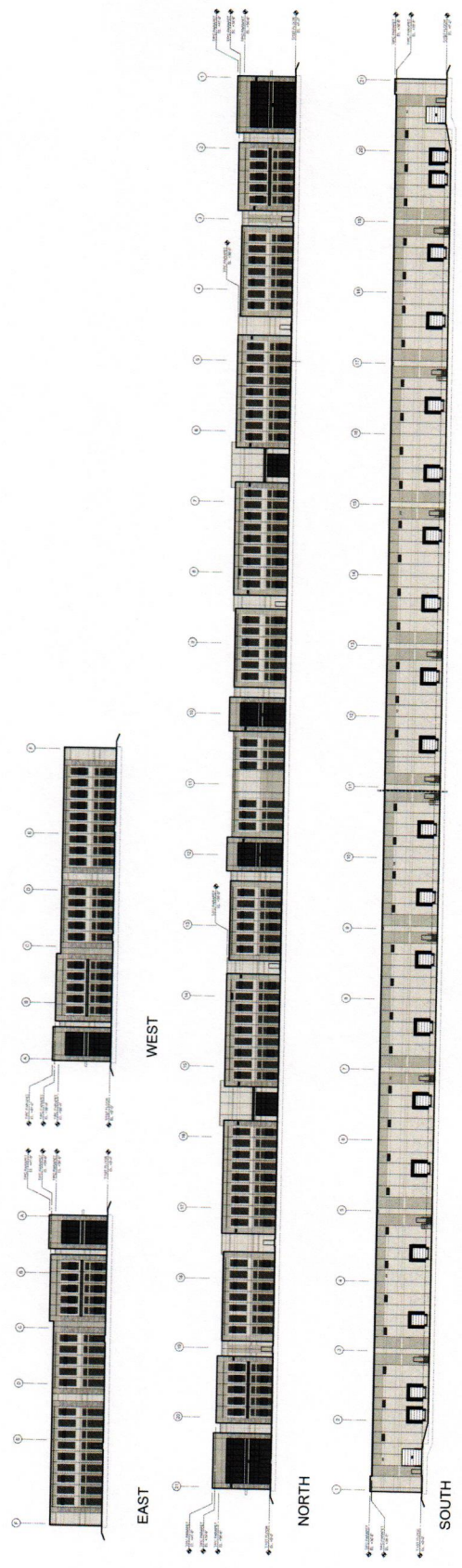
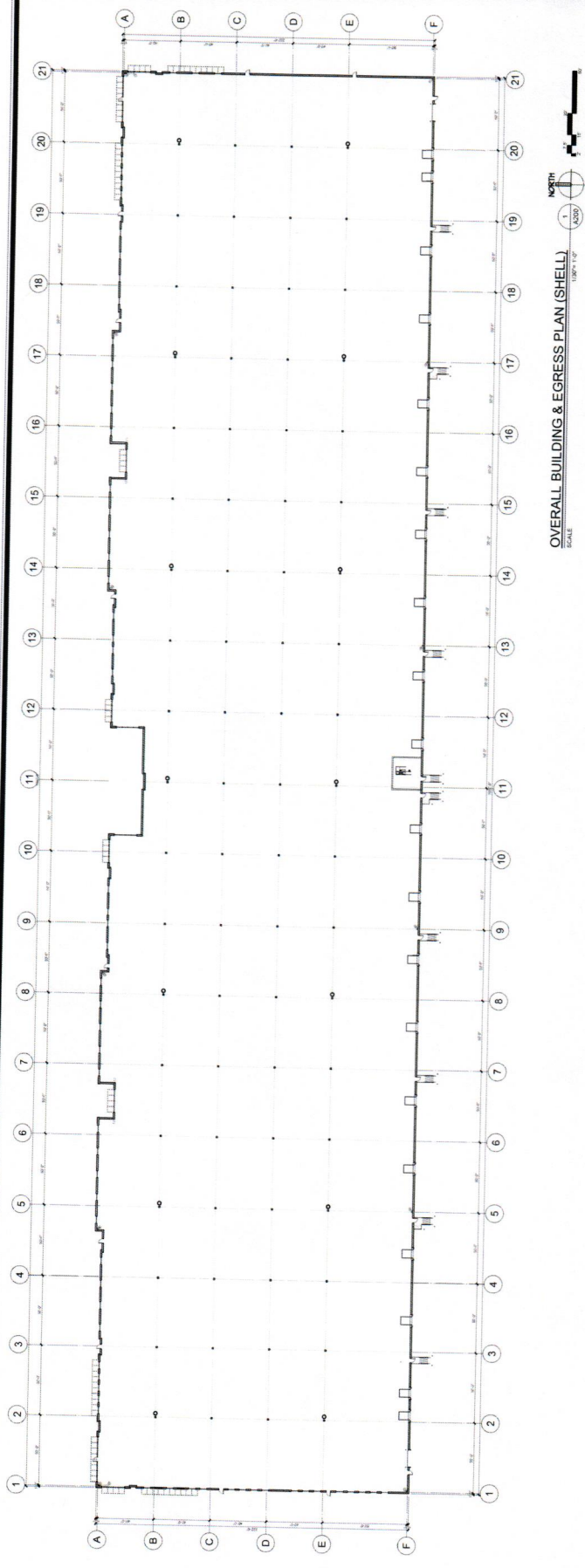


**HARRIS ARCHITECTS, INC.**  
WWW.HARRISARCHITECTS.COM  
847.303.1195









**From:** [Derek Asche](#)  
**To:** [Brett Angell](#)  
**Cc:** [Jupe Hale](#); [Kelly Matzke](#); [John Hagen](#); [Jay Murzyn](#); [Derek Asche](#); [Brandt, Mike](#)  
**Subject:** Water Resources Review - REVISED Arbor Lakes Business Park II  
**Date:** Wednesday, April 7, 2021 3:11:55 PM  
**Attachments:** [Letter of Credit Template 100218.pdf](#)  
[Stormwater BMP Maintenance Declaration template.docx](#)  
[Construction Activity Site Inspection Checklist.xlsx](#)

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All, please see my comments below on the REVISED Arbor Lakes Business Park II submittal.

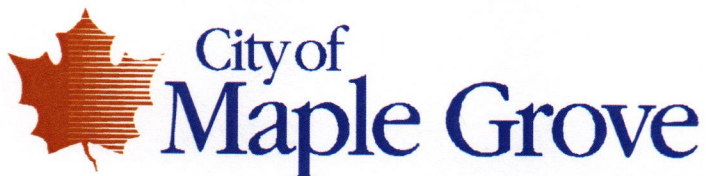
1. Plan set is dated 3/19/21
2. Permits and/or reviews required:
  - a. City of Maple Grove grading permit if greater than 50 cubic yards of cut/fill. Grading permit application can be found [here](#).
    - i. Grading Permit fee based on area and quantity of cut/fill is required.
    - ii. Grading Surety based on disturbed area is required. Surety can be cash or letter of credit (LOC). If LOC, please follow the format on the attached example and provide me a draft for review and approval by our City Attorney before finalizing the document.
    - iii. Grading permit fee and surety worksheet can be found [here](#).
  - b. NPDES Construction Activity permit required
  - c. Shingle Creek Watershed review
    - i. Submit a revised copy of the plans and Shingle Creek Application to me at the City of Maple Grove and I will forward to the Watershed. Fee can go directly to the watershed. Electronic plans are easiest to provide to the watershed.
  - d. A right-of-way permit may be required for work in the right-of-way. Contact Kelly Matzke at 763.494.6365
  - e. A utility permit may be required for watermain, sanitary, or storm sewer. Contact the Building Division at 763.494.6060
3. Rate Control provided regionally
4. Water Quality provided regionally
5. Volume Control provided regionally.
6. SWPPP needs preparer signature on erosion and sediment control sheets.
7. Provide storm sewer sizing calculations. STRM 300 is receiving water from two 42" pipes & on 15" pipe and discharging into a 42" pipe which is part of the trunk system. There is concern water will surcharge at STRM 300 for less than the 10 year event.
8. The SE corner of the site discharges to private storm sewer. Confirmation required this is acceptable.

Derek

**Derek Asche**

Water Resources Engineer  
763-494-6354





12800 Arbor Lakes Parkway, P.O. Box 1180, Maple Grove, MN 55311-6180

**FIRE-RESCUE DEPARTMENT**

**Fire Operations**

763-494-6300

763-494-6421 – Fax

**Fire Prevention**

763-494-6090

763-494-6439-Fax

April 2, 2021

RE: Arbor Lakes Business Park Phase 2 - Site Plan Review

We have reviewed the proposed concept plans for Arbor Lakes Business Park Phase 2 and have the following comments:

1. Fire Apparatus Access Roads: Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building.

**Comments:**

- *Appears to meet.*
2. Design: Fire apparatus roads shall be designed with a 20 foot width and maintained to support the imposed loads of fire apparatus (77,000 lb. gross weight) and shall be provided with a surface to provide all-weather driving capabilities. Longitudinal grade shall not exceed 6 percent or lateral grade shall not exceed 2 percent. Both grades shall not be used together. Fire apparatus access roads shall be a minimum of 30 feet and a maximum of 80 feet from buildings and shall be positioned parallel to the side of the building. A 20-foot inside and a 40-foot outside turning radius shall be provided for fire apparatus access and approved turnarounds. Maple Grove City Code, Chapter 18, Article III.

**Comments:**

- *The southeast entrance shows a 14% grade. Maximum longitudinal grade is 6% and the transition at grade change must allow firetrucks to enter and leave without damage. Elevations for this shown on C500 and C502 do not match. Please clarify.*

3. Fire sprinkler water mains shall be brought into a one-hour fire resistive room and shall have exterior access, a drain, an emergency light pack, and a sidewalk to the public way.
  - a. If an undue hardship exists in meeting these requirements, a letter on company letterhead may be sent explaining the hardship in detail and requesting one the following alternates shall be sent to the fire department to the attention of the deputy fire chief, fire prevention.
    - i. A yard post indicator valve must be downstream from the domestic (at the point where the domestic and fire split, on the fire side) or provide a separate fire main. A gate valve shall be installed on the domestic side.
    - ii. A wall post indicator valve.

Maple Grove City Code, Chapter 18, Article III, Fire Prevention Code.

**Comments:**

- *Appears to meet.*

4. Water supplies for fire protection: Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 150 feet from a hydrant on a fire apparatus road, as measured by an approved route around the exterior of the facility or building, on site fire hydrants and mains shall be provided where required by the code official. Maple Grove City Code, Chapter 18, Article III, Fire Prevention Code.

**Comments:**

- *Verify the number and spacing of hydrants meet the requirements of MSFC Appendix C as adopted by Maple Grove City Code, Chapter 18 Article III, Fire Prevention Code.*
    - *Hydrants do not meet spacing requirement.*
    - *Please relocate the hydrants shown along the north wall:*
      - *Move the hydrant on the 3<sup>rd</sup> island (from the west) to the 2<sup>nd</sup> island.*
      - *Move the hydrant on the northeast corner to the 4<sup>th</sup> island.*
      - *Add 1 hydrant at the east employee parking entrance.*
  - *Hydrants shall be at least 15 feet away from all utilities (i.e. transformers). Maple Grove City Code, Chapter 18 Article III, Fire Prevention Code sec. 18-82.*
  - *Small hose connections in accordance with NFPA 13 (2016), section 12.2.1 may be required in areas containing high-piled storage.*
5. Location of Fire Hydrants and General Requirements: Hydrants shall be located within a reasonable distance from driving surface; five feet minimum from curb (fire department access). If hydrant is located in a safety island and cannot be located back five (5) feet from the curb, the



hydrant shall be centered in the safety island. It is the fire department's preference to locate a fire hydrant along the driveway entrance, unless only one fire hydrant is being installed and needs to be located closer to the fire department connection.

- a. A fire hydrant shall be located within 100 feet of the fire department connection.
- b. Hydrants and valves shall not be located closer than 40 feet from the building. NFPA 24, Section 7.2
- c. If hydrants are located in front of parking spaces or roadways, a fire lane will be designated in front measuring 10 feet in each direction. MSFC, Section 503.3; Maple Grove City Code, Chapter 18, Article III.
- d. Fire hydrants and other fire protection equipment must not be obstructed or the view of the equipment blocked. **A minimum clearance of five (5) feet shall be provided and maintained around fire hydrants and other fire protection equipment.** The full-anticipated growth of the trees and shrubs must be considered when planting. A five (5) foot clearance must be provided when the landscaping reaches maturity. Any landscaping planted should be placed so it will meet the future clearance requirements at maturity. Maple Grove City Code, Chapter 18, Article III, Fire Prevention Code, Section 18-82.
- e. Hydrants, gate valves, and valve boxes, etc., and their installation shall be in accordance with City of Maple Grove specifications.

**Comments:**

- *Locations of all valves shall be approved.*

6. Building Access Doors: Where building access is required by Table 3206.2, fire department access doors shall be provided in accordance with MSFC 3206.7.

**Comments:**

- *Due to the planned use of the building, fire department access doors will be required. Approved access walkways shall be provided for each access door.*
- *The north wall appears to be missing an access door.*

Please feel free to contact me if you have any questions.

Sincerely,

*Bill Beumer*

Fire Inspector  
763-494-6095

**TO:** Endeavor Development – Arbor Lakes Business Park Phase II

**FROM:** Arbor Committee

**DATE:** May 3, 2021

**SUBJECT:** Arbor Lakes Business Park Phase II PUD Development Stage Plan and Final Plat  
– Arbor Committee Review

---

The following comments are based upon review of plans submitted to the City of Maple Grove on March 29, 2021 by the Maple Grove Arbor Committee:

1. Plans show for the planting of 14 Hackberry and 16 White Fir trees, exceeding the maximum of 20% of the same genus (13). Landscape plans and plating plans must be amended to not exceed 20% of the same tree genus.
2. Arbor Committee recommends the use of structured soils as the trees are being planted in small islands which may lead to difficulty for survival.
3. Arbor Committee recommends checking the amount of soil over main roots and removal of any soil over 2 inches.



STAFF REPORT TO THE PLANNING COMMISSION  
May 10, 2021

**MHV Housing 55+  
Planned Unit Development  
Residential Development Stage Plan  
Final Plat**

**Applicant:** Roers Investments  
Andy Bollig  
110 Cheshire Lane, Suite 120  
Minnetonka, MN 55305

**Owner:** Same

**Requested Action:** Planned Unit Development (PUD) development stage plan and final plat for the purpose of constructing 169-unit market rate active 55+ rental housing development.

**Location:** Grove Circle North and 99th Place North

**Zoning:** PUD, Planned Unit Development

**Adjacent Land Use and Zoning:**

North:	R-A, Single-Family Agricultural District
East:	PUD, Planned Unit Development
South:	PUD, Planned Unit Development
West:	PUD, Planned Unit Development

Application Received:	April 12, 2021
60 Day Review Deadline:	June 11, 2021

**STAFF COMMENTS:**

- The applicant is requesting PUD development stage plan and final plat approval for a 169-unit market rate, 55+ rental housing building.
- The proposed building is just west of Grove Circle North, and south of the recently approved apartment building in the Minnesota Health Village campus.
- The building is shown in generally the same location and configuration as the approved concept plan for this area.
- Staff has no major issues with the proposal as it is consistent with the approved concept plan for this area.

Staff Report to the Planning Commission  
Peter Vickerman, Project Manager- X6046  
MHV Housing 55+  
Planned Unit Development  
Residential Development Stage Plan, Final Plat  
May 10, 2021  
Page 2

**OTHER ITEMS OF NOTE:**

- The proposal is consistent with the overall number of rental units in the Minnesota Health Village. The approved concept plan showed 400 total apartment units. Between the two buildings the applicant is showing 419, which is within 10% of the approved concept plan.
- The applicant is proposing several amenities including:
  - A pool
  - Clubroom
  - Game Room
  - Golf Simulator
  - Fitness Center
  - Coffee/Lounge
  - Large patio & courtyard overlooking the open space area
  - Pickleball
  - Community garden spaces
- The applicant is showing an attractive building with a mix of brick, stone, and cement siding. The applicant adjusted their plans to add more brick to the front façade based on staff's initial review.
- The applicant is showing ample landscaping with both overstory and ornamental trees. In addition, they are proposing a large number of shrubs and perennials. The Arbor Committee commented that the plan looked good.

**STAFF RECOMMENDATION:**

**Motion** to recommend that the City Council direct the City Attorney to draft a Resolution and a Planned Unit Development agreement approving the MHV Housing 55+ PUD development stage plan and final plat subject to:

1. The applicant addressing to the satisfaction of the city any remaining applicable comments contained in the memorandums from:
  - a. The Water Resources Engineer dated April 21, 2021
  - b. The Fire Department dated April 26, 2021
  - c. The Parks & Recreation Department dated May 4, 2021



Staff Report to the Planning Commission  
Peter Vickerman, Project Manager- X6046  
MHV Housing 55+  
Planned Unit Development  
Residential Development Stage Plan, Final Plat  
May 10, 2021  
Page 3

The applicant shall acknowledge that Park Dedication requirements are based on staff review and recommendation to the Park and Recreation Board and their subsequent board action. Board meetings are held on the third Thursday of each month.

ATTACHMENTS:

Attachment A: Narrative  
Attachment B: Location Map  
Attachment C: Maps  
Attachment D: Memorandums



**MAPLE GROVE 55+ RISOR PROJECT- 169 UNITS**



**Development Plan**  
**Grove Circle North, Maple Grove, MN 55369**  
**Project Narrative**  
**April 12, 2021**

**Developer:** Roers Companies: 110 Cheshire Lane, Suite 120 Minnetonka, MN 55305

**Architect:** Kaas Wilson Architects: 1301 American Blvd E, Suite 100 Bloomington, MN 55425

**Engineering:** Sambatek, Inc: 12800 Whitewater Drive, Suite 300 Minnetonka, MN 55343







## **1. DEVELOPER BACKGROUND**

Roers Companies is a fully integrated real estate development and property management company with assets operating and under construction totaling over \$800 Million. Based in Minnetonka, Minnesota, the company builds and operates communities across the Midwest with over 41 assets spread across Minnesota, Iowa, North Dakota, South Dakota, and Wisconsin. They take pride in the communities they build and seek to build long term relationships with the cities and neighborhood they invest in.

## **2. PROJECT VISION**

Roers Companies is proposing a new construction, rental housing community in Maple Grove, Minnesota. The community would be in close proximity to a range of new developments including retail and convenience. The primary retail node is The Grove, which straddles Maple Grove Parkway and Grove Circle North. This area is adjacent of the Site and contains numerous retailers anchored by Target, Slumberland, Haskels, and Home Depot, among others. This area features Maple Grove Hospital as well as close proximity to the Parkway station mass transit hub. A Hy-Vee grocery is also planned adjacent to The Grove.

More specifically, the Site is located in a new, large PUD called Minnesota Health Village, which was previously reviewed and approved by the applicant Ryan Companies. Roers' proposed 169-unit market rate active 55+ development closely aligns with the housing concept design and use as approved by the city previously. The Health Village is west of Maple Grove Hospital, on the southeast of quadrant of Interstate 94 and Highway 610. When completed, Health Village is projected to contain over one million square feet of office and specialty medical space and over 500 housing units (including the subject development).

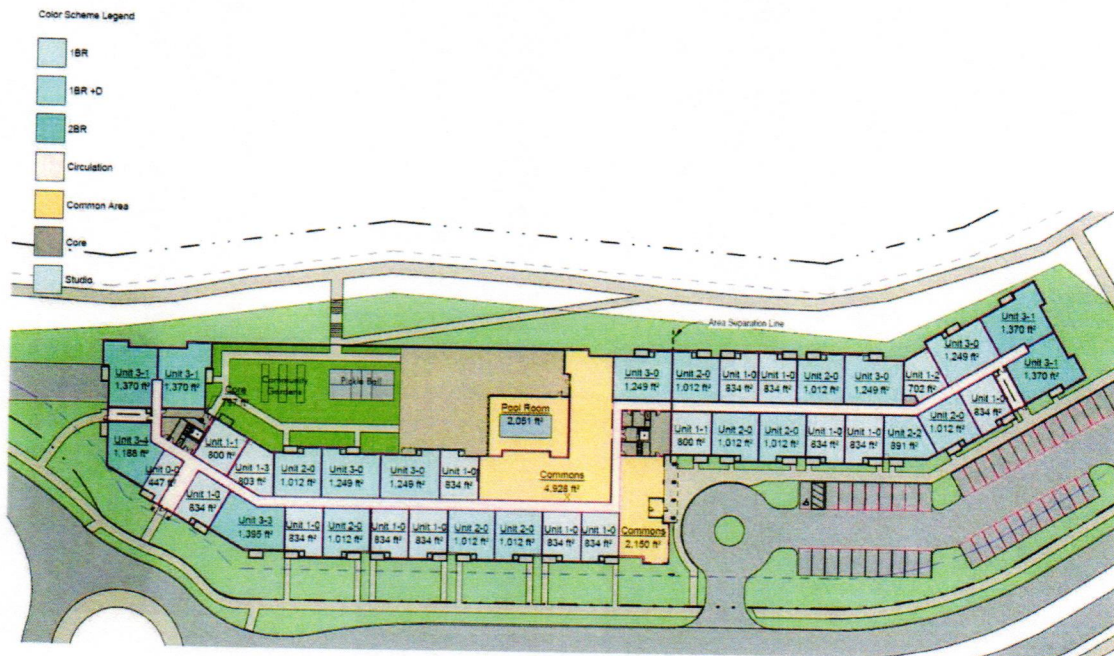
Roers intends to include a highly amenitized building to help foster a sense of community. Each of the 55+ future planned development and the market rate development will have their own amenity packages geared towards the demographic dynamics of each community. Roers does not intend to share these amenities of each community due to the age restrictions of the 55+ community. The planned community amenities for this 55+ project include:

- Fitness Center- An approximate 1,100 SF fitness center with state-of-the-art equipment overlooking the outdoor pool/courtyard area.
- Outdoor Pickle Ball Courts- A full-sized pickle ball court near the patio of the building encourages an active lifestyle for residents.
- Community Lounge- Large open shared community lounge that can accommodate private events (birthday, holiday, and other event parties) and overlooks the outdoor pool/courtyard area to engage residents and create a sense of community.
- Underground Heated Parking- One stall per unit will be available for resident use in the underground heated garage.
- Outdoor Patio- An outdoor patio area will be situated near the pool and have outdoor seating and grill stations to encourage outdoor resident engagement.





- Coffee Bar- A gourmet coffee machine will be provided for residents to use for residents with on-the-go lifestyles and helps bring residents to common areas to further community engagement.
- Pet Spa- A large majority of our residents have pets, and this amenity space will include a stand-up pet wash station, dryer, as well as treats for their loved ones.
- Outdoor Pool- large outdoor pool will be provided for the residents use during the hot summer days.
- Business Center- An approximate 1,100 SF business center/ WiFi lounge will be provided to the guests for their use as more and more residents are going to a work from home environment. This space will look over the pond and public trails to the South.
- Community Gardens- A handful of raised garden beds will be available to residents who are interested in gardening.
- Golf Simulator- A full-sized indoor golf simulator will be available to residents, which will provide entertainment year-round.
- Rooftop Deck and Sky Lounge- Residents will enjoy beautiful views overlooking the lake.
- **Floorplan of first floor amenities/ units:**



### **Parking Summary**

The proposed development is providing 244 spaces, 195 of which will be heated, underground, garage parking stalls. There will be 49 stalls for parking on the surface lot.

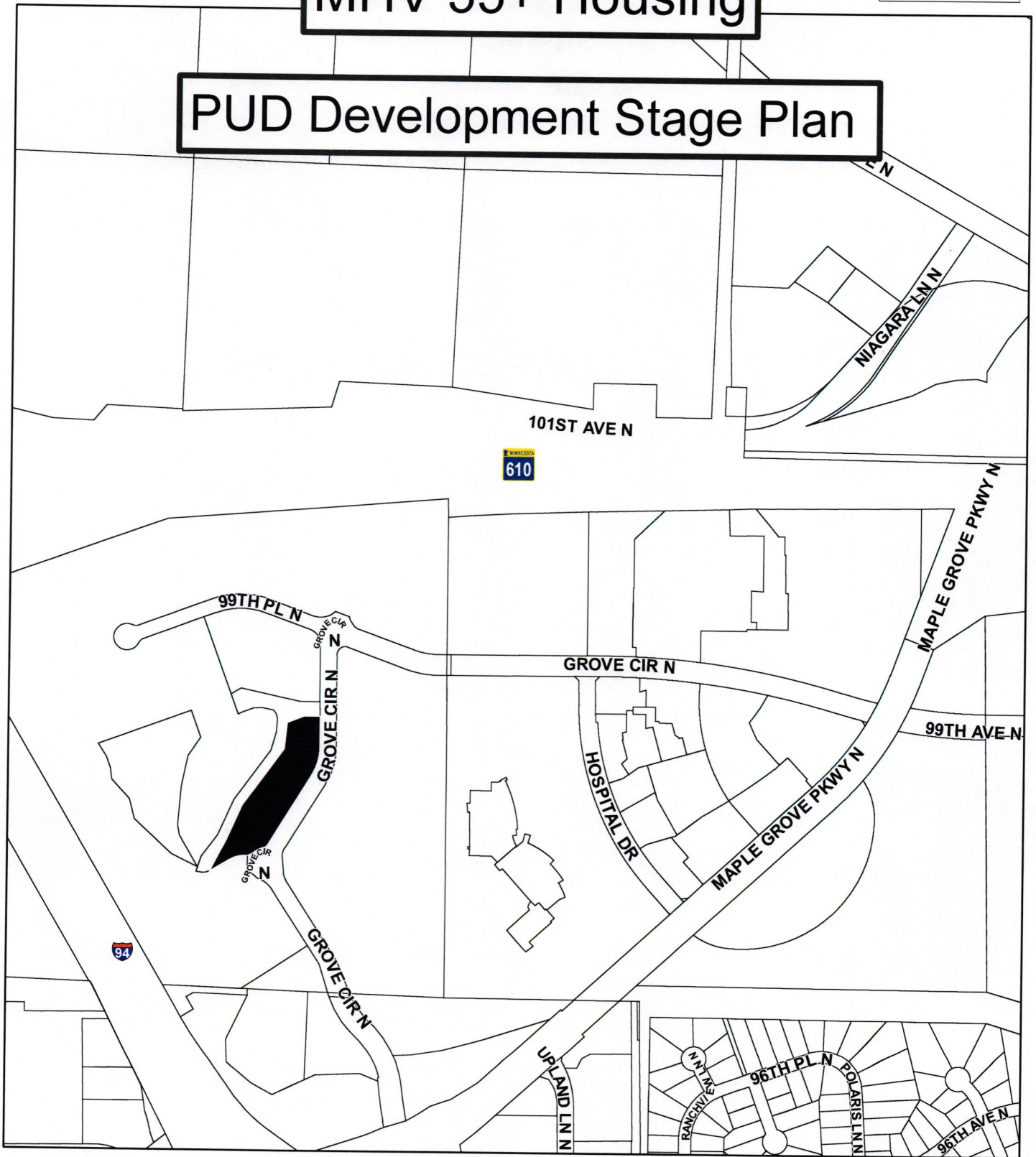




# MHV 55+ Housing

Attachment B

## PUD Development Stage Plan



NEIGHBORHOOD LOCATION MAP



0 250 500 Feet

Feet  
05000200  
11111



# Roers Maple Grove 55+ Apartments

04/12/21

## Attachment C



CONTENTS	
COVER	0.0
PROJECT SUMMARY	0.1
PROJECT DATA	1.0
SITE PLAN	2.0
FLOOR PLANS LEVEL 1	3.0
FLOOR PLANS LEVEL -1	3.1
FLOOR PLANS LEVEL 2-3	3.2
FLOOR PLANS LEVEL 4	3.3
RENDERINGS	5.0
RENDERINGS	5.1
EXTERIOR MATERIALS	6.0
EXTERIOR ELEVATIONS	6.1
EXTERIOR ELEVATIONS	6.2
EXTERIOR ELEVATIONS	6.3
EXTERIOR ELEVATIONS	6.4



## PROJECT TEAM

### DEVELOPMENT

Roers Companies  
110 Cheshire Ln #120  
Minnetonka, MN 55305  
(763) 285-8808

### ARCHITECT

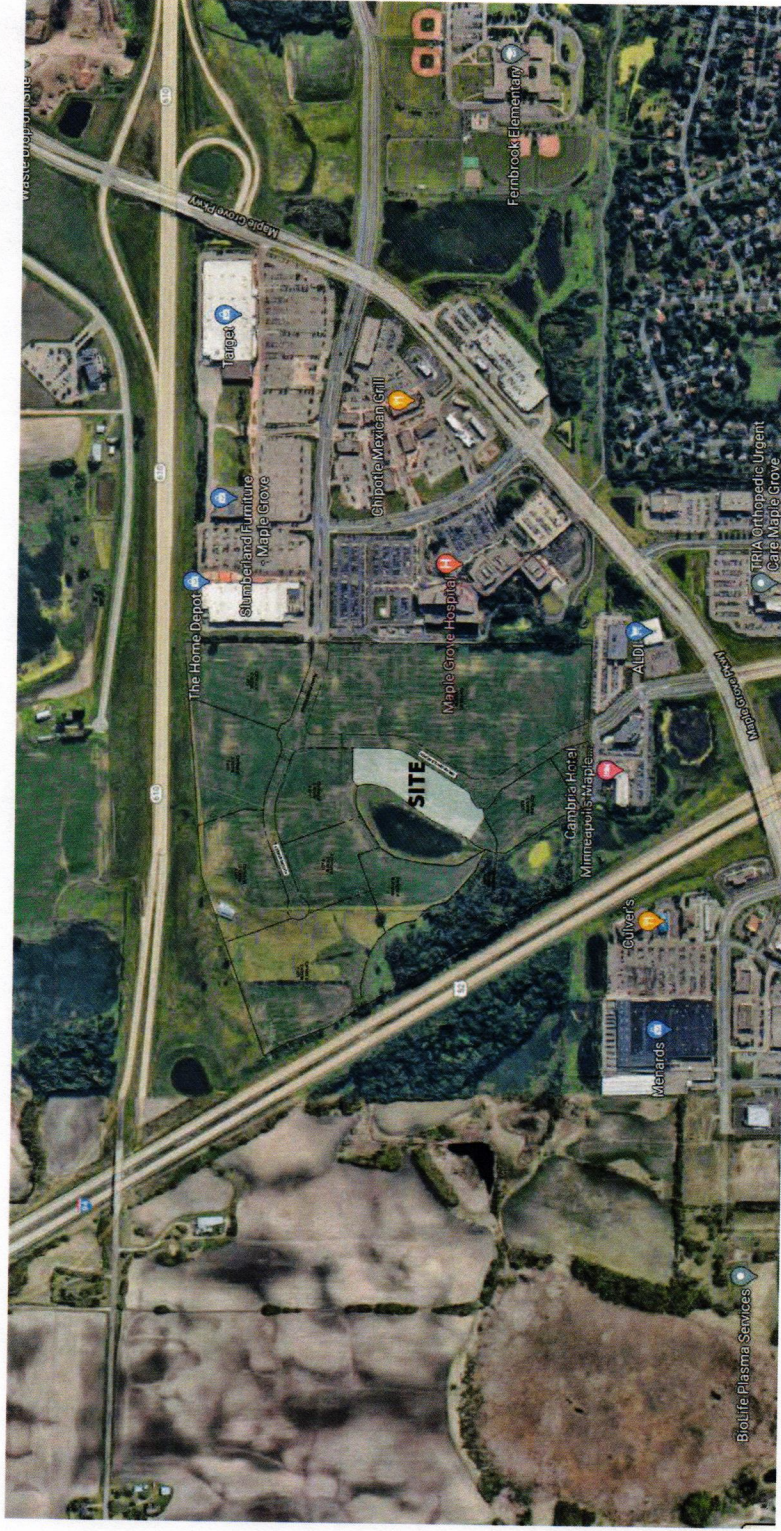
Kaas Wilson Architects  
1301 American Blvd E, Suite 100  
Bloomington, MN 55425  
(612) 879-6000

### CIVIL ENGINEER

Sambatek  
12800 Whitewater Drive  
Suite 300  
Minnetonka, Minnesota 55343  
(763) 476-6010

## SITE METRICS

ADDRESS	Grove Circle N. Maple Grove, MN 55369
PARCEL AREA	139,014 SQ.FT. (3.19ACRES)
ZONING	PUD



kaas wilson architects

## PROJECT SUMMARY

Roers Maple Grove 55+ Apartments

03/12/20



## PLANNING METRICS

Zoning  
Proposed: PUD

Height  
Proposed: 4 Stories / 48 Feet

Density  
Proposed: 52.97 Units per Acre

Lot Coverage  
Proposed: 67.8% Impervious Coverage

Setbacks  
Proposed: 19.6' from ROW

Vehicle Parking  
Proposed: 244 Stalls / 1.44 stalls per units

GROSS AREA - TOTAL	
Level	Area
Level 4	52,063 ft <sup>2</sup>
Level 3	47,198 ft <sup>2</sup>
Level 2	52,053 ft <sup>2</sup>
Level 1	54,161 ft <sup>2</sup>
Level -1	68,596 ft <sup>2</sup>
Grand total	274,071 ft <sup>2</sup>

PARKING		
Level	Type	Count
Level -1	Garage	173
Level -1	Garage - Tandem	22
Level 1	Surface	49
		244

## BUILDING METRICS

STORIES  
4 STORIES

HEIGHT  
48 FT

DWELLING UNITS  
169 UNITS

GROSS SQ FT  
279,119 SQ FT

UNIT MIX - GROSS AREA				
Name	Count	Unit Gross Area		%
		Main Floor	Total Area	

### 1BR

Unit 1-0	52		43,377 ft <sup>2</sup>	31%
Unit 1-1	11		8,736 ft <sup>2</sup>	7%
Unit 1-2	4	695 ft <sup>2</sup>	2,781 ft <sup>2</sup>	2%
Unit 1-3	4	803 ft <sup>2</sup>	3,213 ft <sup>2</sup>	2%

### 1BR +D

Unit 2-0	39		39,459 ft <sup>2</sup>	23%
Unit 2-2	4	915 ft <sup>2</sup>	3,658 ft <sup>2</sup>	2%
Unit 2-3	3	989 ft <sup>2</sup>	2,968 ft <sup>2</sup>	2%
Unit 2-5	2	944 ft <sup>2</sup>	1,889 ft <sup>2</sup>	1%
Unit 3-0	20		24,960 ft <sup>2</sup>	12%

### 2BR

Unit 3-1	16	1,370 ft <sup>2</sup>	21,920 ft <sup>2</sup>	9%
Unit 3-2	3	1,333 ft <sup>2</sup>	4,000 ft <sup>2</sup>	2%
Unit 3-3	4	1,395 ft <sup>2</sup>	5,578 ft <sup>2</sup>	2%
Unit 3-4	4	1,188 ft <sup>2</sup>	4,754 ft <sup>2</sup>	2%
Unit 3-5	2	1,293 ft <sup>2</sup>	2,586 ft <sup>2</sup>	1%

### Studio

Unit 0-0	1	447 ft <sup>2</sup>	447 ft <sup>2</sup>	1%
Grand total	169		170,325 ft <sup>2</sup>	





**SITE PLAN KEY**

- 1 BUILDING ENTRANCE
- 2 GARAGE ENTRANCE
- 3 COMMUNITY PATIO
- 4 COURTYARD AMENITY
- 5 LOADING ZONE
- 6 COMMUNITY GARDEN
- 7 ROOFTOP DECK
- 8 PLAZA BELOW
- 9 POOL BUILDING
- 10 PICKLE BALL

**COLORS SITE PLAN PALETTE**

- ASPHALT
- SIDEWALK 1
- SIDEWALK 2
- GRASS 1
- GRASS 2
- WATER
- BUILDING

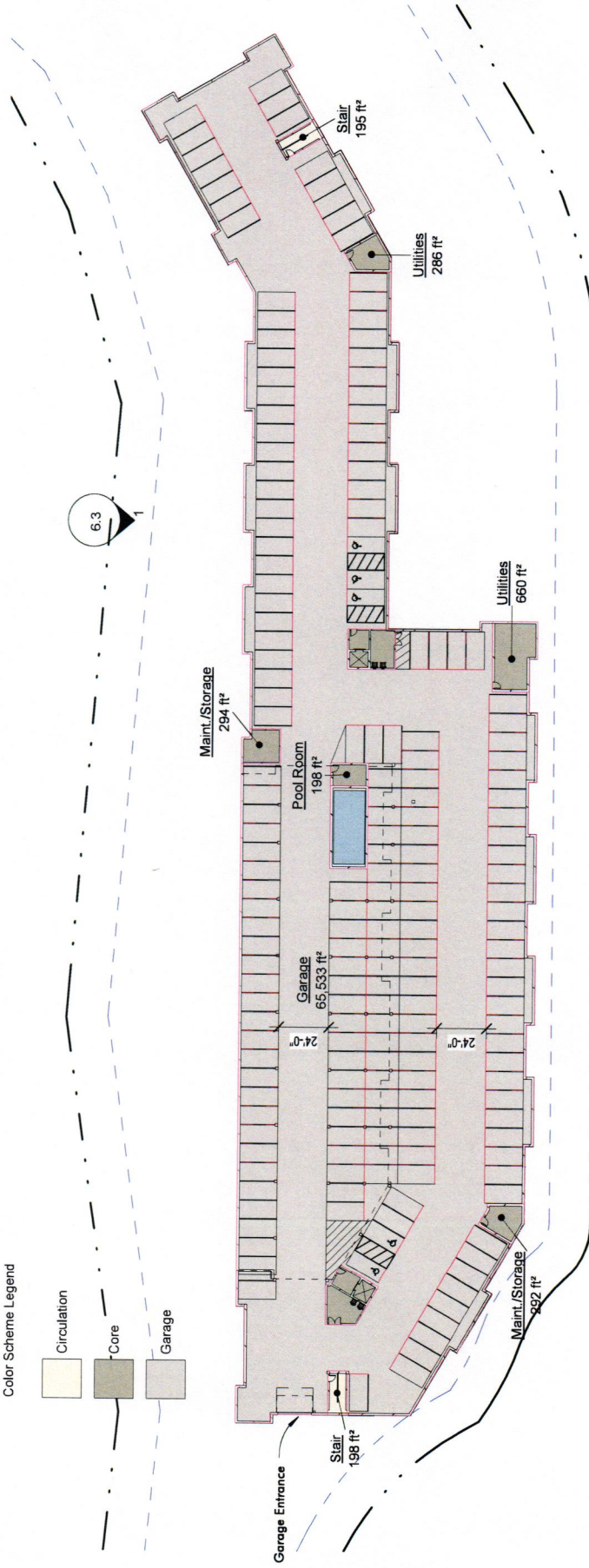
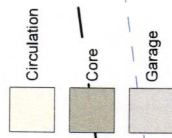
1 SD Site Plan  
1" = 100'-0"







Color Scheme Legend

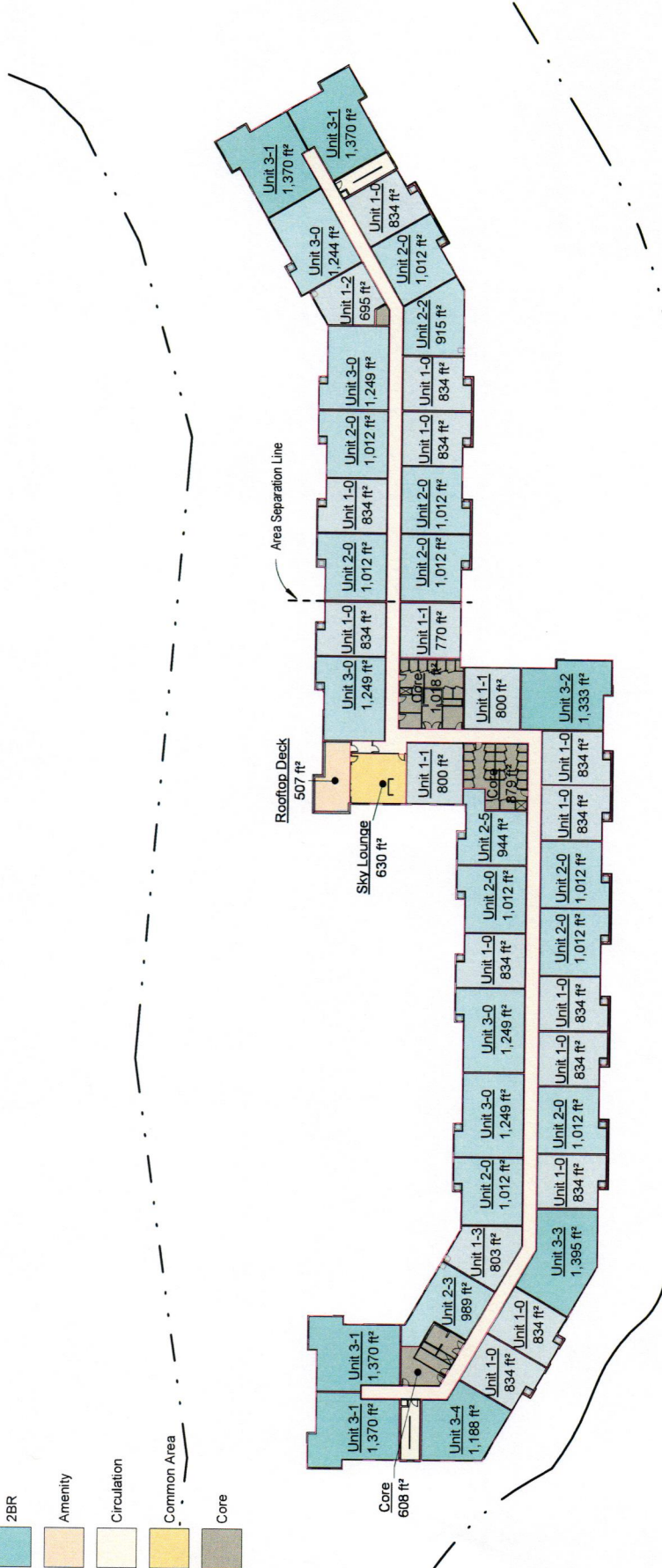


1 Level -1  
1" = 50'-0"





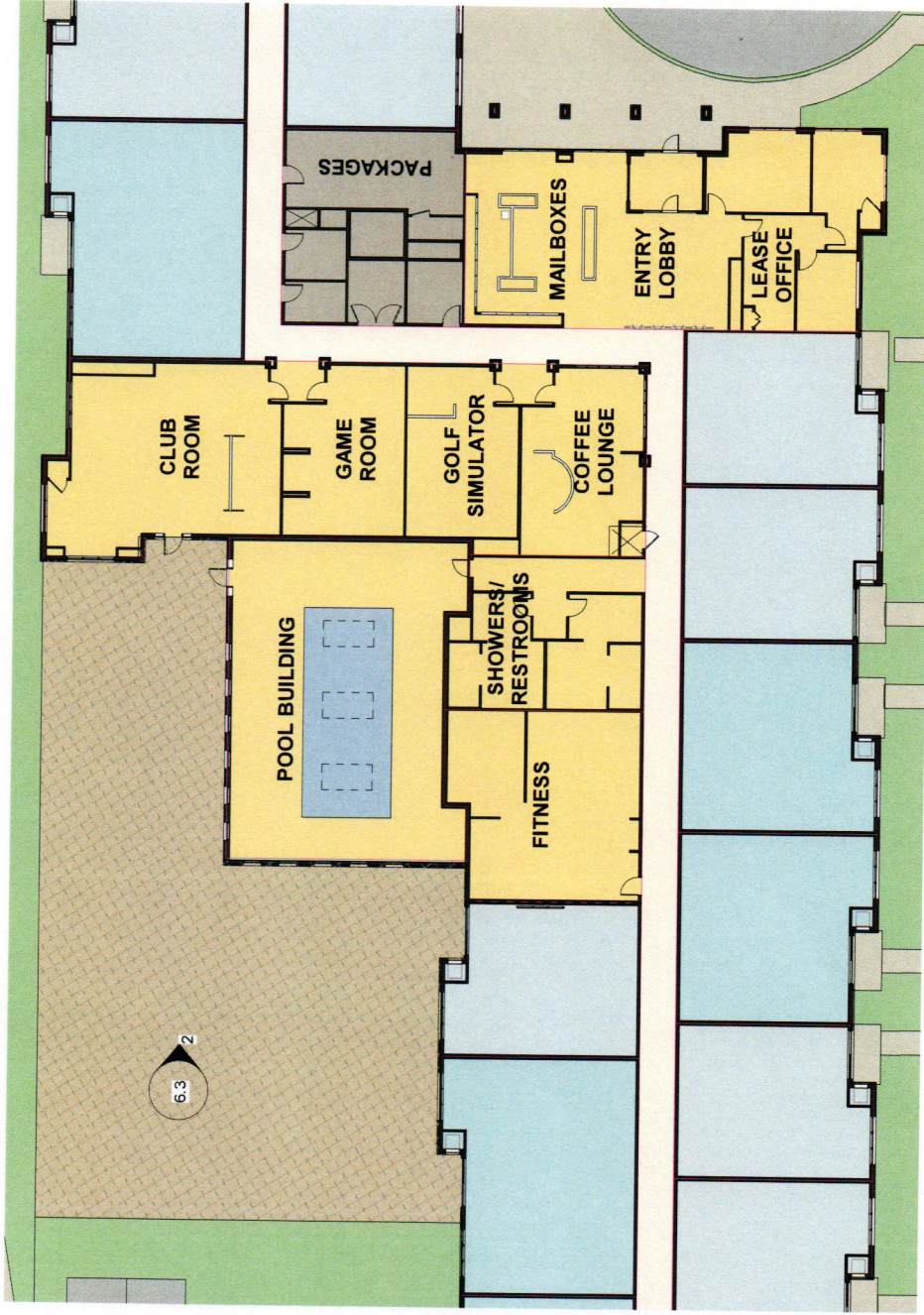
Color Scheme Legend



1 Level 4  
1" = 50'-0"







① Level 1 Enlarged Common Areas  
1" = 20'-0"





Main Entrance



RENDERINGS

Roers Maple Grove 55+ Apartments

03/12/20

5.0





Secondary Entrance



kaas wilson architects

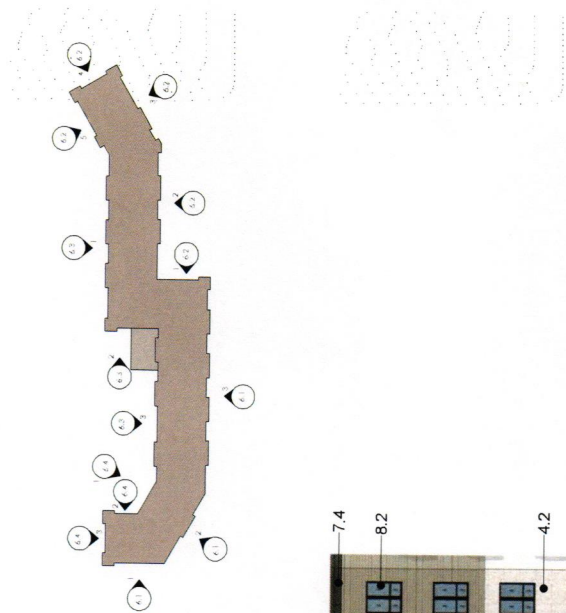
## RENDERINGS

Roers Maple Grove 55+ Apartments

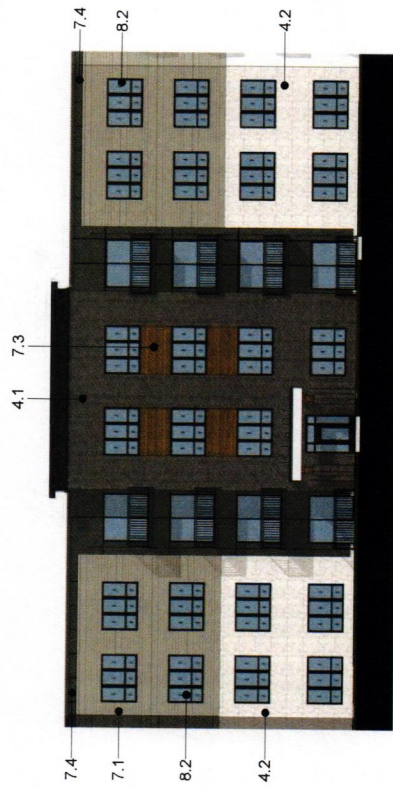
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04/11/21





① Elevation 1 - a  
1" = 20'-0"

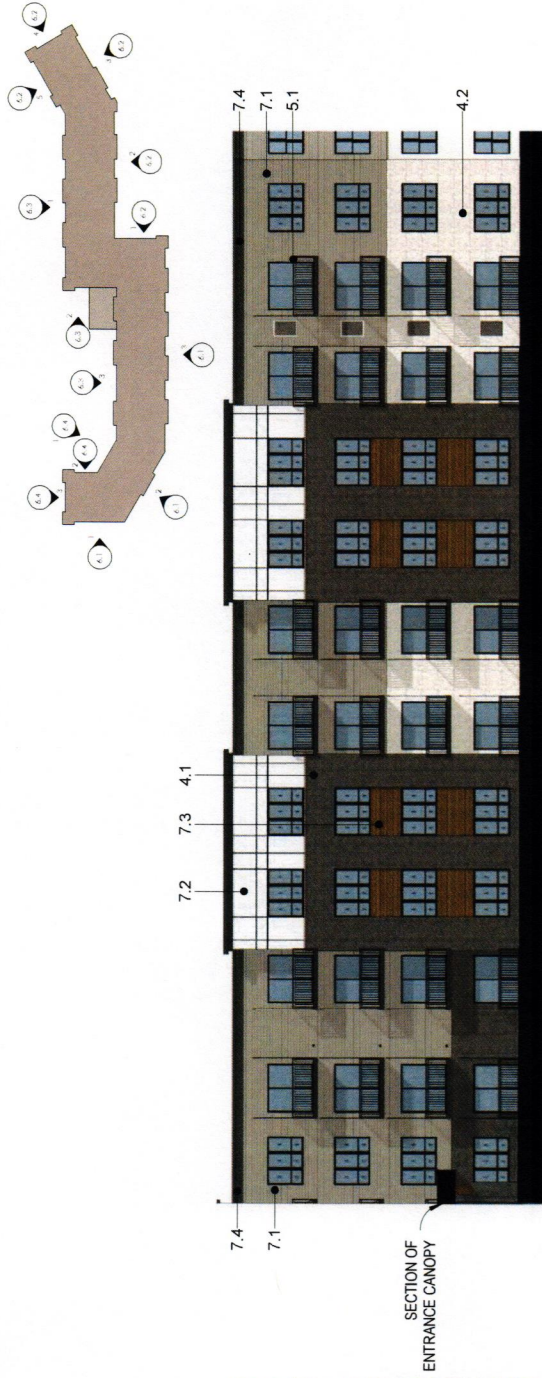


② Elevation 2 - a  
1" = 20'-0"



③ Elevation 3 - a  
1" = 20'-0"





① Elevation 4 - a  
1" = 20'-0"



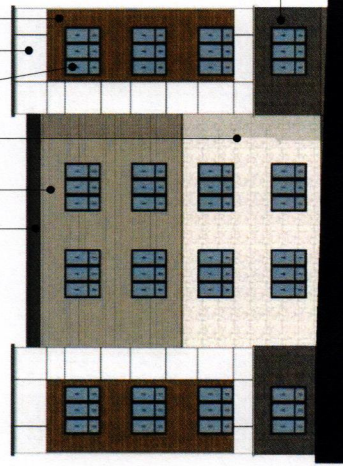
② Elevation 5 - a  
1" = 20'-0"



③ Elevation 6 - a  
1" = 20'-0"



④ Elevation 7 - a  
1" = 20'-0"



⑤ Elevation 8 - a  
1" = 20'-0"



③ Elevation 6 - a  
1" = 20'-0"

④ Elevation 7 - a  
1" = 20'-0"

⑤ Elevation 8 - a  
1" = 20'-0"



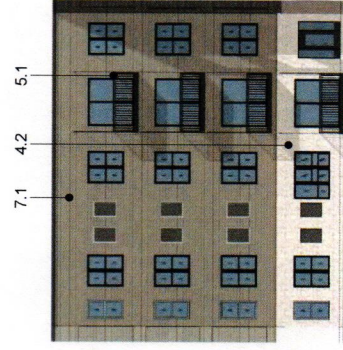
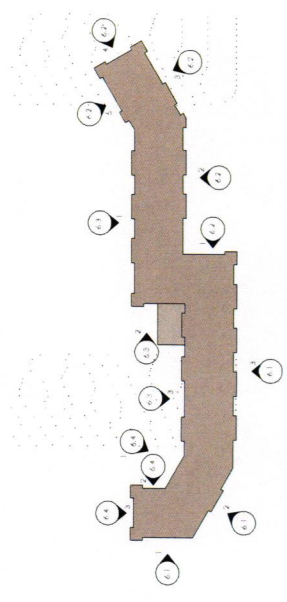
1 Elevation 9 - a  
1" = 20'-0"



② Elevation 10 - a  
1" = 20'-0"

3 Elevation 11 - a  
1" = 20'-0"

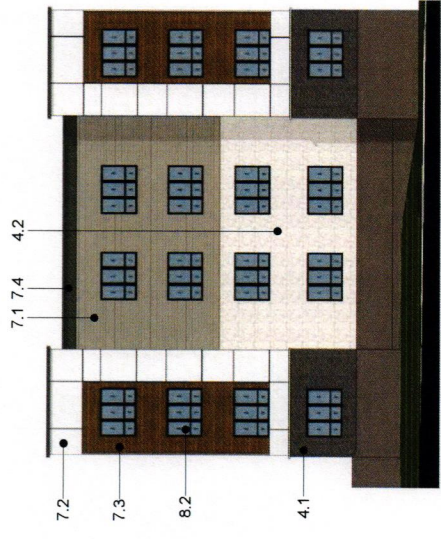




1 Elevation 12 - a  
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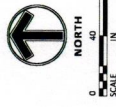


2 Elevation 13 - a  
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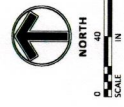


3 Elevation 14 - a  
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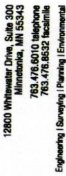












**Project  
MHV 55+  
HOUSING**

**Certification**

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed LANDSCAPE ARCHITECT under the laws of the State of Minnesota.

Registration # 0000034 Date 04/12/2021

**Summary**  
Designed: Mill Drawn: JGP  
Approved: GAA Book / Page:  
Case: PRELIMINARY Initial Issue: 04/12/2021




















**Revision History**

Date	By	Submittal / Revision
04/17/21	JGP	DEVELOPMENTAL SUBMITTAL
05/05/21	MLL	COMMIT RESPONSE

Sheet No. Revision  
**1.02**

**Project No.** 22345.01



SHRUB SCHEDULE				
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	BC	<i>Aronia melanocarpa</i> Autumn Magic / Autumn Magic Black Chokeberry	5 gal	28
	CD	<i>Cornus sericea</i> Alesman's Compact / Dwarf Red Twig Dogwood	5 gal	44
	GP	<i>Forsythia x</i> Gold Tides / Golden Tide Forsythia	5 gal	23
	LH	<i>Hydrangea paniculata</i> Lime / Little Lime Hydrangea	5 gal	92
	MI	<i>Juniperus chinensis</i> Mini Juniper / Mini Juniper Juniper	5 gal	81
	POP	<i>Physocarpus opulifolius</i> Potera's 3 TM / Lemon Candy Dwarf Ninebark	5 gal	26
	SW	<i>Physocarpus opulifolius</i> Summer Wine / Summer Wine Ninebark	5 gal	16
	MP	<i>Potentilla fruticosa</i> Mickey's White / Mickey's White Bush Chingdizi	5 gal	83
	GL	<i>Rhus aromatica</i> Gro Low / Gro Low Fragrant Sumac	5 gal	70
	IS	<i>Sorbaria sorbifolia</i> Sem / Sem Ash Leaf Sornea	5 gal	26
	ST	<i>Stephanandra incisa</i> Crisp / Curled Stephanandra	5 gal	9
	TEC	<i>Taxus cuspidata</i> Capitata / Capitata Japanese Yew	1888.5"	8
	CV	<i>Viburnum opulus</i> Compactum / Compact European Cranberrybush	5 gal	23
GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	KYG	<i>Calamagrostis x</i> scillifolia 'Karl Foerster' / Feather Reed Grass	1 gal	46
PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	SBA	<i>Allium x</i> Summer Beauty / Summer Beauty Allium	1 gal	22
	BLF	<i>Gallardia x</i> grandiflora Arizona Sun / Bluestemflower	1 gal	20
	BIG	<i>Geranium x</i> carabidgeense 'Bicolor' / Bicolor Cranebill	1 gal	49
	BBI	<i>Hemerocallis x</i> 'Baja' / Baja Daylily	1 gal	96
	CAT	<i>Nepeta x</i> 'Razzetti' Junior Walker / Junior Walker Catmint	1 gal	50

**From:** [Derek Asche](#)  
**To:** [Peter Vickerman](#)  
**Cc:** [Jupe Hale](#); [Jay Murzyn](#); [John Hagen](#); [Kelly Matzke](#); [Derek Asche](#)  
**Subject:** MHV 55+ Housing - Water Resources Review  
**Date:** Wednesday, April 21, 2021 9:18:02 AM  
**Attachments:** [Letter of Credit Template 100218.pdf](#)  
[image002.jpg](#)  
[Stormwater BMP Maintenance Declaration template.docx](#)  
[Construction Activity Site Inspection Checklist.xlsx](#)

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All, please see below my Water Resources comments on the MHV 55+ Senior Housing.

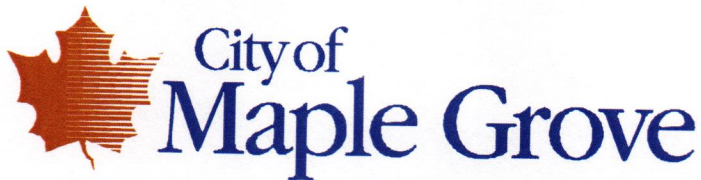
1. Plan set is dated 4.12.21
2. A signed copy of the plans is required for approval.
3. No T-Zone present.
4. No wetlands on-site.
5. No floodplain on-site.
6. Shoreland present on extreme south portion.
7. Permits and/or reviews required:
  - a. City of Maple Grove grading permit if greater than 50 cubic yards of cut/fill. Grading permit application can be found [here](#).
    - i. Grading Permit fee based on area and quantity of cut/fill is required.
    - ii. Grading Surety based on disturbed area is required. Surety can be cash or letter of credit (LOC). If LOC, please follow the format on the attached example and provide me a draft for review and approval by our City Attorney before finalizing the document.
    - iii. Grading permit fee and surety worksheet can be found [here](#).
  - b. NPDES Construction Activity permit
  - c. Elm Creek Watershed review
    - i. Submit a revised copy of the plans, Elm Creek Application, and fee to me at the City of Maple Grove and I will forward to the Watershed. Electronic plans are easiest to provide to the watershed.
  - d. A right-of-way permit may be required for work in the right-of-way. Contact Kelly Matzke at 763.494.6365
  - e. A utility permit may be required for watermain, sanitary, or storm sewer. Contact the Building Division at 763.494.6060
8. Rate Control provided regionally
9. Water Quality provided regionally
10. Volume control provided regionally – final infiltration testing results required
11. Provide SWPPP if not covered under Project 100 NPDES Permit
12. Sheet C4.01
  - a. Add note that street sweeping of Grove Cir is required 1x per week
  - b. Show rock construction entrance/exit
13. Sheet C7.01
  - a. Confirm IE of STMH 200 for as-built.
  - b. Provide location and detail for storm lift station.

**Derek Asche**



Water Resources Engineer  
763-494-6354  
[dasche@maplegrovern.gov](mailto:dasche@maplegrovern.gov)





12800 Arbor Lakes Parkway, P.O. Box 1180, Maple Grove, MN 55311-6180

**FIRE-RESCUE DEPARTMENT**

**Fire Operations**

763-494-6300

763-494-6421 – Fax

**Fire Prevention**

763-494-6090

763-494-6439-Fax

April 26, 2021

RE: MHV 55+ Housing Site Plan Review

Fire department has reviewed the proposed concept plans for ROERS 55+ Housing and have the following comments:

1. Fire Apparatus Access Roads: Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building.

**Comments:**

- *When access roads cannot be installed due to topography, waterways, nonnegotiable grades or other similar conditions, the chief is authorized to require additional fire protection as specified in the 2020 MSFC, Section 503.*
2. Design: Fire apparatus roads shall be designed with a 20 foot width and maintained to support the imposed loads of fire apparatus (77,000 lb. gross weight) and shall be provided with a surface to provide all-weather driving capabilities. Longitudinal grade shall not exceed 6 percent or lateral grade shall not exceed 2 percent. Both grades shall not be used together. Fire apparatus access roads shall be a minimum of 30 feet and a maximum of 80 feet from buildings and shall be positioned parallel to the side of the building. A 20-foot inside and a 40-foot outside turning radius shall be provided for fire apparatus access and approved turnarounds. Maple Grove City Code, Chapter 18, Article III, Policy FPB-4

**Comments:**

- *Appears to meet.*



3. Aerial Fire Apparatus Access Roads: Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

**Comments:**

- *Appears to meet.*

4. Combination Water Service Lines: In buildings where a high-water usage is likely or when the maximum size of domestic water on combination fire sprinkler / domestic water line in the building exceeds 1/4 size of the water supply line, an electric solenoid valve shall be installed on the domestic side of the service, including the lawn sprinkler system. This valve shall be normally powered open and shall close on loss of electric power or signal from the automatic fire sprinkler system water flow indicator. Maple Grove City Code, Chapter 18, Article III, Fire Prevention Code, FPB-Policy 3.

- a. e.g. 6" combination service – 1 ½ inch domestic maximum

**Comments:**

- *Separate lines are shown.*

5. Fire sprinkler water mains shall be brought into a one-hour fire resistive room and shall have direct exterior access, a drain, an emergency light pack, and a sidewalk to the public way.
  - a. If an undue hardship exists in meeting these requirements, a letter on company letterhead may be sent explaining the hard ship in detail and requesting one the following alternates shall be sent to the fire department to the attention of the deputy fire chief, fire prevention.
    - i. A yard post indicator valve must be downstream from the domestic (at the point where the domestic and fire split, on the fire side) or provide a separate fire main. A gate valve shall be installed on the domestic side.
    - ii. A wall post indicator valve.

Yard post indicator valves and wall post indicator valves must meet requirements of NFPA 24. Yard post indicator valves shall be located not less than 40 feet from the building. Exception: When post indicator valves cannot be placed at this distance, they shall be permitted to be located closer, or wall post indicator valves used, provided they are in locations by blank walls or located diagonally at a corner of the building were the possibility of injury by falling walls is unlikely. Installation shall be in accordance with NFPA 24. Maple Grove City Code, Chapter 18, Article III, Fire Prevention Code, FPB-Policy 3.

**Comments:**

- *Please identify the location of the sprinkler riser room.*
- *The location of the fire department connection is noted on the Utility Plan Sheet C6.01. Location must be approved by Fire Inspections.*

6. Location of Fire Hydrants and General Requirements: Hydrants shall be located within a reasonable distance from driving surface; five feet minimum from curb (fire department access). If hydrant is located in a safety island and cannot be located back five (5) feet from the curb, the hydrant shall be centered in the safety island. It is the fire department's preference to locate a fire hydrant along the driveway entrance, unless only one fire hydrant is being installed and needs to be located closer to the fire department connection.
- a. A fire hydrant shall be located within 100 feet of the fire department connection. FPB-3.
  - b. Hydrants and valves shall not be located closer than 40 feet from the building. NFPA 24.
  - c. If hydrants are located in front of parking spaces or roadways, a fire lane will be designated in front measuring 10 feet in each direction. MSFC, Section 503.3; Maple Grove City Code, Chapter 18, Article III, Policy FPB-1
  - d. Fire hydrants and other fire protection equipment must not be obstructed or the view of the equipment blocked. ***A minimum clearance of five (5) feet shall be provided and maintained around fire hydrants and other fire protection equipment.*** The full-anticipated growth of the trees and shrubs must be considered when planting. Any landscaping planted should be placed so it will meet the future clearance requirements at maturity. Maple Grove City Code, Chapter 18, Article III, Fire Prevention Code.
  - e. Hydrants, gate valves, and valve boxes, etc., and their installation shall be in accordance with City of Maple Grove specifications.
  - f. Water mains serving multiple hydrants shall be looped systems, designed to minimize the number of dead-end hydrant(s).

**Comments:**

- *Fire hydrant does not appear to be located within 100 feet of fire department connection.*
- *Both hydrants serving the front of the building appear to be on the same dead-end water main. Please revise.*
- *The fire hydrant by the back patio does not appear to be serviced by a water main. Please show the water main that is feeding this hydrant.*

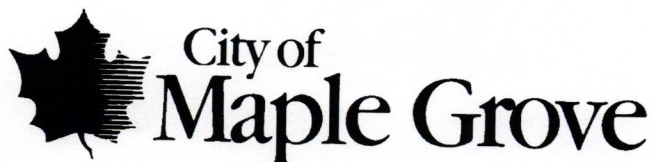
Please feel free to contact me or we can meet in person if you have any questions or need any clarifications.



Sincerely,

*Eric Lind*

Fire Inspector  
Office: 763-494-6094  
Cell: 612-598-0969  
[ELind@MapleGroveMN.gov](mailto:ELind@MapleGroveMN.gov)



City of  
**Maple Grove**  
Maple Grove Parks and Recreation

**MEMORANDUM**

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**TO:** Peter Vickerman – Planning Manager  
**FROM:** Ben Jaszewski – Superintendent of Parks and Planning  
**DATE:** May 4, 2021  
**SUBJECT:** Minnesota Health Village 55+ – PUD Development Stage Plan

After reviewing the above-mentioned submittal, the Park & Recreation Board staff has the following comments:

- The Minnesota Health Village 55+ - Development Stage Plan falls under the City's park dedication ordinance requiring a land and/or cash dedication per acre based on the current rate.
- Minnesota Health Village is located within the city's Park Service Area 9. The Park System Plan calls for a public Playlot and connecting trails in this area which was satisfied in Minnesota Health Village 2<sup>nd</sup> Addition. The Park Dedication obligation for the proposed subdivision is cash.
- This project is a 4-story 55+ apartment building totaling 169 market-rate units. Park dedication fees are based on the 2021 Residential Multi-Dwelling rate of \$3,466 per unit. The park dedication for Minnesota Health Village 55+ would calculate as follows:

$$169 \text{ Multi-dwelling units} \times \$3,466/\text{unit} = \$585,754$$

*General:*

- *The recommendations above are that of the Parks and Recreation staff. Park dedication requirements are acted on by the Parks and Recreation Board at their regularly scheduled monthly meetings and recommended on to the City Council for final approval.*
- *Applicants may pay the park dedication fee at any time after the final plat has been approved by the City Council and Park Board but it must be paid before the plat is released by the City for filing.*
- *Park dedication rates are reviewed annually in February by the City Council. The rate is applied at the time the plat is released to the County for filing.*



STAFF REPORT TO THE PLANNING COMMISSION  
May 10, 2021

**Village Arbor Lakes Senior Housing  
Planned Unit Development  
Non-Residential Concept Stage Plan Amendment  
Development Stage Plan Amendment  
Final Plat**

**Applicant:** Doran Properties Group, LLC  
Evan Doran  
7803 Glenroy Road, Suite 100  
Bloomington, MN 55410

**Owner:** Same

**Requested Action:** Planned unit development (PUD) concept stage plan amendment, development stage plan amendment and final plat for the purpose of constructing a 201-unit senior building to provide both independent, assisted living and memory care.

**Location:** 11751 Arbor Lakes Parkway North

**Zoning:** PUD, Planned Unit Development

**Adjacent Land Use and Zoning:** North: High Density Residential; PUD, Planned Unit Development  
East: RMU – Non-Retail Focus; PUD, Planned Unit Development  
South: RMU – Non-Retail Focus; PUD, Planned Unit Development  
West: RMU – Non-Retail Focus; PUD, Planned Unit Development

Application Received:	April 12, 2021
60 Day Review Deadline:	June 11, 2021

**STAFF COMMENTS:**

**General comments:**

- The applicant is requesting PUD concept stage plan amendment and development stage plan amendment approval for a four-story, 201-unit senior living building with a mix of independent living, assisted living and memory care units.
- The site received PUD concept stage plan approval on May 18, 2020 for this use.
- The site received PUD development stage plan approval on September 8, 2020 for at 196-unit, five-story building.

Staff Report to the Planning Commission  
Peter Vickerman, Project Manager- X6046  
Village Arbor Lakes Senior Housing  
Planned Unit Development  
Non-Residential Concept Stage Plan Amendment  
Development Stage Plan Amendment and Final Plat  
May 10, 2021  
Page 2

Changes since last approval:

- The applicant must change their plans in order to meet building code requirements related to memory care units.
- They are now proposing the memory care section of the building to be in a one-story wing of the main building, located in the southeast corner of the property.
- The parcel where the memory care wing is now proposed will be incorporated into the main parcel as part of the final plat.
- The remaining area in this quadrant of the Village at Arbor Lakes development is proposed to house a future building with a drive-through, and staff has had preliminary conversations with a bank that is interested in this site.
- The total land area for the senior project is now 4.3 acres. With 201 units, this project has a density of 46 units per acre, consistent with other senior projects in the city.

Other items of note:

- The applicant notes that Ebenezer is the proposed operator of the facility.
- The applicant is continuing to propose a number of amenities in their project including:
  - A multipurpose room
  - Kitchen and dining room
  - Theater
  - Makers space
  - Club room
  - Entertainment suite
  - Fitness center
  - Salon
  - Spa
- The applicant is proposing 43% more overstory trees than code requires and a significant number of shrubs and bushes as well. The members of the Arbor Committee responded that the plan looked good.
- The applicant is proposing an attractive building with a large amount of brick.

Conditions of approval:

- Staff notes that there are a few remaining items identified in the memorandums for the applicant to adjust on their plans. These items can be resolved during the review of the building permit for this project.



Staff Report to the Planning Commission  
Peter Vickerman, Project Manager- X6046  
Village Arbor Lakes Senior Housing  
Planned Unit Development  
Non-Residential Concept Stage Plan Amendment  
Development Stage Plan Amendment and Final Plat  
May 10, 2021  
Page 3

**STAFF RECOMMENDATION:**

**Motion** to recommend that the City Council direct the City Attorney to draft a resolution and a planned unit development agreement approving The Village Arbor Lakes Senior Housing PUD concept stage plan amendment, development stage plan amendment and final plat, subject to:

1. The applicant addressing to the satisfaction of the city any remaining applicable comments contained in the memorandums from:
  - a. The Community & Economic Development Department dated May 4, 2021
  - b. The Water Resources Engineer, dated April 22, 2021
  - c. The Fire Department dated May 5, 2021

The applicant shall acknowledge that Park Dedication requirements are based on staff review and recommendation to the Park and Recreation Board and their subsequent board action. Board meetings are held on the third Thursday of each month.

**ATTACHMENTS:**

Attachment A: Narrative  
Attachment B: Location Map  
Attachment C: Maps  
Attachment D: Memorandums

**The Village Senior Housing – Design Narrative**

The Village Senior Housing is proposed to be a 201 unit community, comprised of a four story 178-unit Independent/Assisted living component connected to a one story 23-unit Memory Care Unit. The majority of the structure will be wood, while the lower parking level will be concrete construction. Proposed exterior materials include varying colors of face brick, varying colors of cementitious lap siding and glass. The materials used on this building are intended to be very similar to the Reserve at Arbor Lakes development, located directly to the north, although it will have a flat roof in lieu of the pitched roofs on the Reserve. The new building will hug the street front, providing a feel of urban density and a strong street presence. The use of high quality materials will ensure a long, low maintenance life for the building.

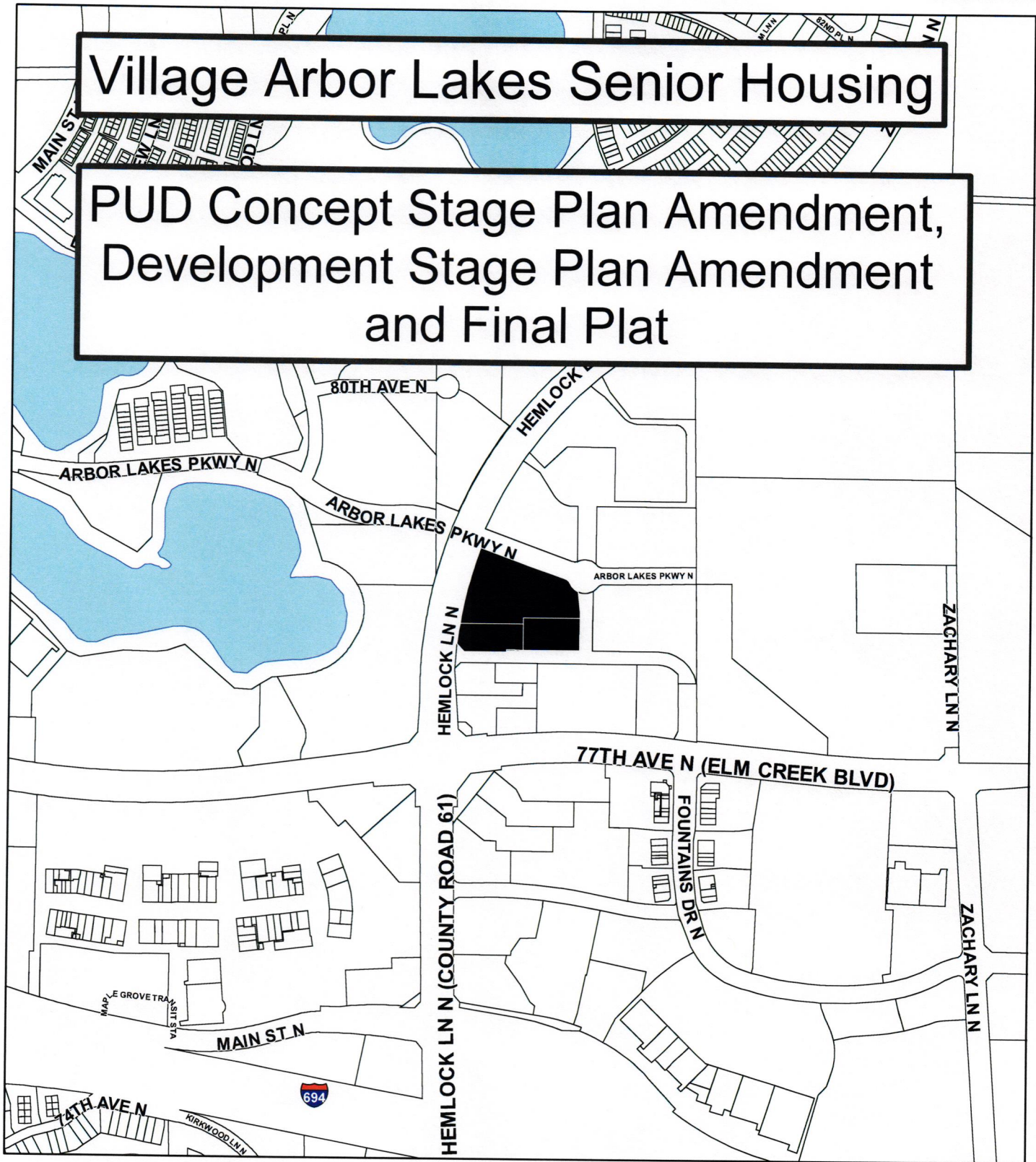
The project will provide both Independent and Assisted Living within an "Aging in Place" concept, allowing residents to stay in their home and receive catered care as their needs require. It will also include a secured Memory Care area for residents with enhanced needs.

The project will include an abundance of amenity spaces including a two story lobby with a fireplace, a multipurpose room, kitchen and dining room, theater, makers space, club room, entertainment suite, fitness center, salon and spa. Residents will enjoy the ability to dine and relax on an outdoor patio space. Memory Care residents will have access to a secured Memory Care Garden in addition to an abundance of activity spaces including an indoor gardening space and interactive spaces meant to stimulate the mind and body.



# Village Arbor Lakes Senior Housing

## PUD Concept Stage Plan Amendment, Development Stage Plan Amendment and Final Plat



NEIGHBORHOOD LOCATION MAP



# THE VILLAGE SENIOR HOUSING

MAPLE GROVE, MN

## FINAL DEVELOPMENT PLAN: APRIL 12, 2021

Attachment C

### Design Narrative

The Village Senior Housing is proposed to be a 201 unit community, comprised of a four-story 178-unit Independent/Assisted Living building and a one-story 23-unit Memory Care building. The community will include varying colors of face brick, varying colors of cementitious lap siding and glass. The materials used on the exterior of the building will be a mix of brick and siding. The building will be located on the north side of the street front, providing a feel of urban density and a strong street presence. The use of high quality materials will ensure a long, low maintenance life for the building.

The project will provide both Independent and Assisted Living within an "Aging in Place" concept, allowing residents to stay in their home and receive catered care as their needs require. It will also include a secured Memory Care area for residents with enhanced needs.

The project will include an abundance of amenity spaces including a two-story lobby with a fireplace, a multipurpose room, kitchen and dining room, theater, makers space, club room, entertainment suite, fitness center, and outdoor pool. The building will also include a secured Memory Care Garden in addition to an abundance of amenity spaces including an indoor gardening space and interactive spaces meant to stimulate the mind and body.

### Site Map



### Project Team

**Owner/Developer:**  
Doran Properties Group, LLC  
7000 Hennepin Avenue, Suite 300  
Bloomington, MN 55349  
PH: 612-288-2000

**Architect:**  
Doran Architects, LLC  
7800 Glenway Road, Suite 200  
Bloomington, MN 55349  
PH: 612-288-2000

**Civil/Landscape Architect:**  
Santarek  
10000 Hennepin Avenue, Suite 300  
Minneapolis, MN 55343  
PH: 763-476-0010

**Structural:**  
BKGM Engineers  
5500 Brooklyn Road, Suite 200  
Bloomington, MN 55343  
PH: 763-843-0420

### Unit Count

Unit Type	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Level 8	Level 9	Level 10	Level 11	Level 12	Level 13	Level 14	Level 15	Level 16	Level 17	Level 18	Level 19	Level 20	Level 21	Level 22	Level 23	Level 24	Level 25	Level 26	Level 27	Level 28	Level 29	Level 30	Level 31	Level 32	Level 33	Level 34	Level 35	Level 36	Level 37	Level 38	Level 39	Level 40	Level 41	Level 42	Level 43	Level 44	Level 45	Level 46	Level 47	Level 48	Level 49	Level 50	Level 51	Level 52	Level 53	Level 54	Level 55	Level 56	Level 57	Level 58	Level 59	Level 60	Level 61	Level 62	Level 63	Level 64	Level 65	Level 66	Level 67	Level 68	Level 69	Level 70	Level 71	Level 72	Level 73	Level 74	Level 75	Level 76	Level 77	Level 78	Level 79	Level 80	Level 81	Level 82	Level 83	Level 84	Level 85	Level 86	Level 87	Level 88	Level 89	Level 90	Level 91	Level 92	Level 93	Level 94	Level 95	Level 96	Level 97	Level 98	Level 99	Level 100	Level 101	Level 102	Level 103	Level 104	Level 105	Level 106	Level 107	Level 108	Level 109	Level 110	Level 111	Level 112	Level 113	Level 114	Level 115	Level 116	Level 117	Level 118	Level 119	Level 120	Level 121	Level 122	Level 123	Level 124	Level 125	Level 126	Level 127	Level 128	Level 129	Level 130	Level 131	Level 132	Level 133	Level 134	Level 135	Level 136	Level 137	Level 138	Level 139	Level 140	Level 141	Level 142	Level 143	Level 144	Level 145	Level 146	Level 147	Level 148	Level 149	Level 150	Level 151	Level 152	Level 153	Level 154	Level 155	Level 156	Level 157	Level 158	Level 159	Level 160	Level 161	Level 162	Level 163	Level 164	Level 165	Level 166	Level 167	Level 168	Level 169	Level 170	Level 171	Level 172	Level 173	Level 174	Level 175	Level 176	Level 177	Level 178	Level 179	Level 180	Level 181	Level 182	Level 183	Level 184	Level 185	Level 186	Level 187	Level 188	Level 189	Level 190	Level 191	Level 192	Level 193	Level 194	Level 195	Level 196	Level 197	Level 198	Level 199	Level 200	Level 201	Level 202	Level 203	Level 204	Level 205	Level 206	Level 207	Level 208	Level 209	Level 210	Level 211	Level 212	Level 213	Level 214	Level 215	Level 216	Level 217	Level 218	Level 219	Level 220	Level 221	Level 222	Level 223	Level 224	Level 225	Level 226	Level 227	Level 228	Level 229	Level 230	Level 231	Level 232	Level 233	Level 234	Level 235	Level 236	Level 237	Level 238	Level 239	Level 240	Level 241	Level 242	Level 243	Level 244	Level 245	Level 246	Level 247	Level 248	Level 249	Level 250	Level 251	Level 252	Level 253	Level 254	Level 255	Level 256	Level 257	Level 258	Level 259	Level 260	Level 261	Level 262	Level 263	Level 264	Level 265	Level 266	Level 267	Level 268	Level 269	Level 270	Level 271	Level 272	Level 273	Level 274	Level 275	Level 276	Level 277	Level 278	Level 279	Level 280	Level 281	Level 282	Level 283	Level 284	Level 285	Level 286	Level 287	Level 288	Level 289	Level 290	Level 291	Level 292	Level 293	Level 294	Level 295	Level 296	Level 297	Level 298	Level 299	Level 300	Level 301	Level 302	Level 303	Level 304	Level 305	Level 306	Level 307	Level 308	Level 309	Level 310	Level 311	Level 312	Level 313	Level 314	Level 315	Level 316	Level 317	Level 318	Level 319	Level 320	Level 321	Level 322	Level 323	Level 324	Level 325	Level 326	Level 327	Level 328	Level 329	Level 330	Level 331	Level 332	Level 333	Level 334	Level 335	Level 336	Level 337	Level 338	Level 339	Level 340	Level 341	Level 342	Level 343	Level 344	Level 345	Level 346	Level 347	Level 348	Level 349	Level 350	Level 351	Level 352	Level 353	Level 354	Level 355	Level 356	Level 357	Level 358	Level 359	Level 360	Level 361	Level 362	Level 363	Level 364	Level 365	Level 366	Level 367	Level 368	Level 369	Level 370	Level 371	Level 372	Level 373	Level 374	Level 375	Level 376	Level 377	Level 378	Level 379	Level 380	Level 381	Level 382	Level 383	Level 384	Level 385	Level 386	Level 387	Level 388	Level 389	Level 390	Level 391	Level 392	Level 393	Level 394	Level 395	Level 396	Level 397	Level 398	Level 399	Level 400	Level 401	Level 402	Level 403	Level 404	Level 405	Level 406	Level 407	Level 408	Level 409	Level 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4/12/2021 9:28:11 AM

**DORAN**  
ARCHITECTURE

THE VILLAGE  
SENIOR HOUSING  
MAPLE GROVE, MINNESOTA

ENTRY VIEW

A 3.3



4/12/2021 9:20:13 AM

**DORAN**  
ARCHITECTURE

THE VILLAGE  
SENIOR HOUSING  
MAPLE GROVE, MINNESOTA

INTERIOR  
CORNER VIEW

A 3.4





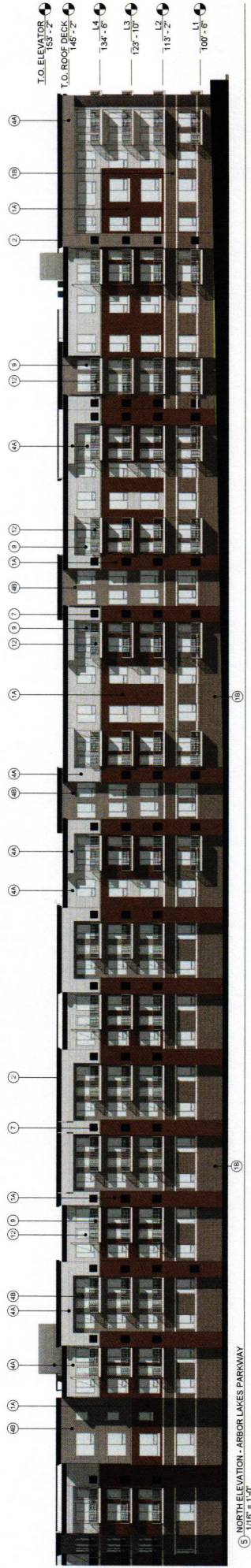
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**DORAN**  
ARCHITECTURE

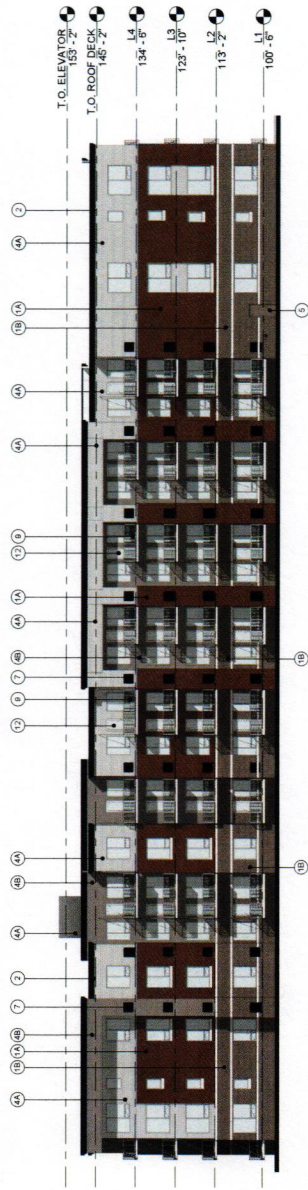
THE VILLAGE  
SENIOR HOUSING  
MAPLE GROVE, MINNESOTA

NORTH AND WEST  
VIEWS  
A 3.5





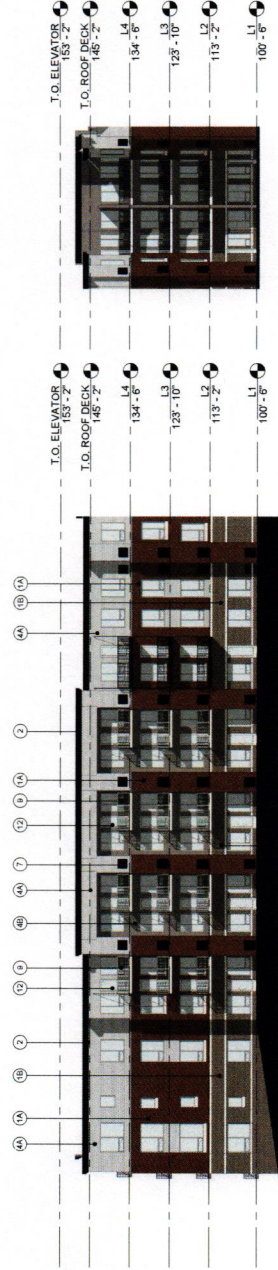
5 NORTH ELEVATION - ARBOR LAKES PARKWAY  
1/16" = 1'-0"



4 WEST ELEVATION - HEMLOCK LANE  
1/16" = 1'-0"



3 SOUTH ELEVATION  
1/16" = 1'-0"



2 EAST ELEVATION - INTERIOR  
1/16" = 1'-0"

1 INSIDE CORNER ELEVATION  
1/16" = 1'-0"

#### EXTERIOR ELEVATION KEYNOTES

- (A) FACE BRICK - FACE BRICK A UTILITY SIDE TO RUNNING
- (B) FACE BRICK - FACE BRICK B UTILITY SIDE TO RUNNING
- (C) CEMENTITIOUS CORNICE
- (A4) CEMENTITIOUS LAP SIDING TYPE A COLOR "ARCTIC WHITE"
- (A6) CEMENTITIOUS LAP SIDING TYPE B - COLOR "AILED"
- (S) MET. DOOR PAINT TO MATCH ADJACENT FINISH
- (6) PREF. FABRICATED ALUMINUM RAILING
- (7) MECHANICAL LOWER MATCH COLOR TO ADJACENT MATERIAL
- (8) OVERHEAD SECTIONAL DOOR
- (9) PREF. FABRICATED ALUMINUM BALCONY
- (12) SWING PATIO DOOR

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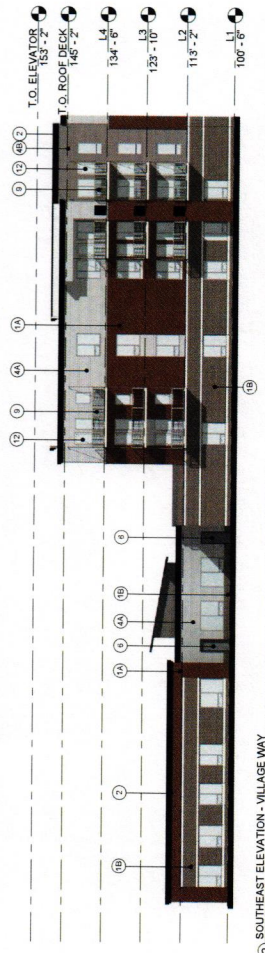
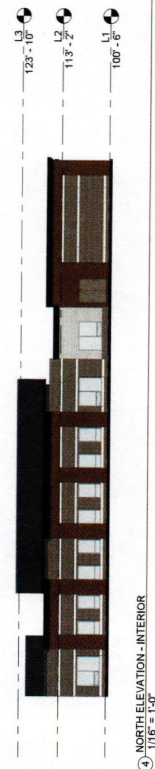
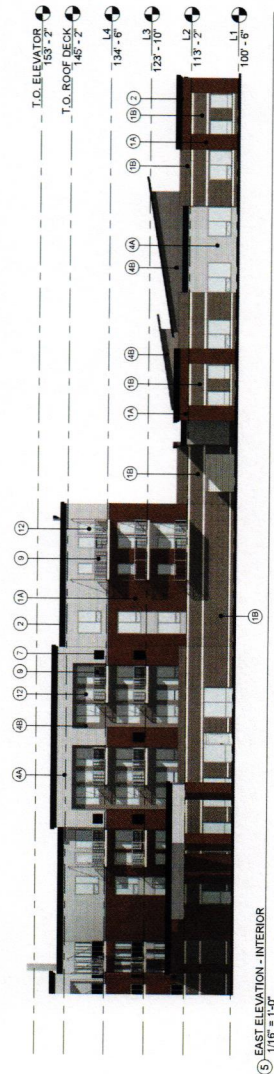
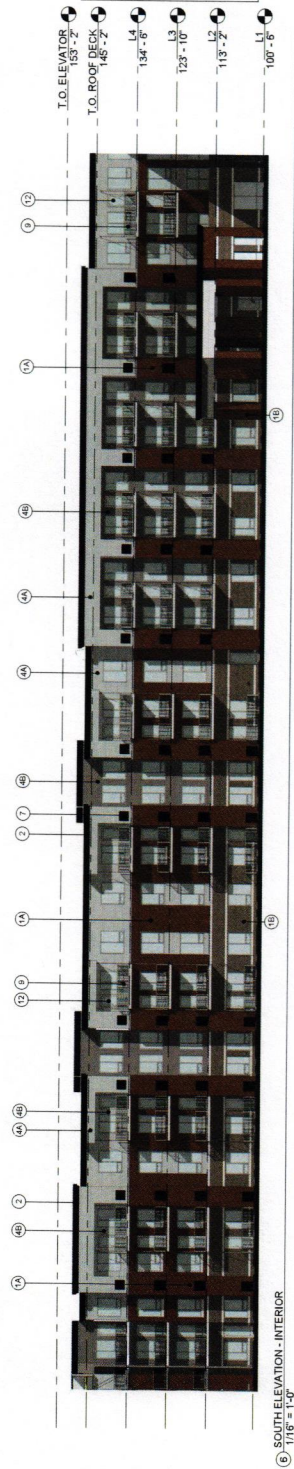
**DORAN**  
ARCHITECTURE

THE VILLAGE  
SENIOR HOUSING  
MAPLE GROVE, MINNESOTA

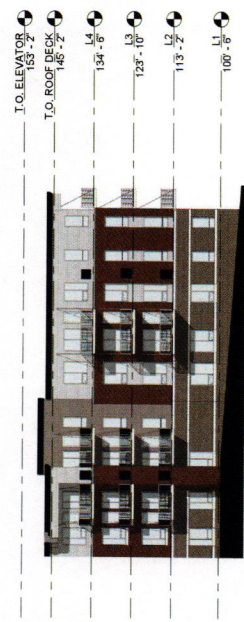
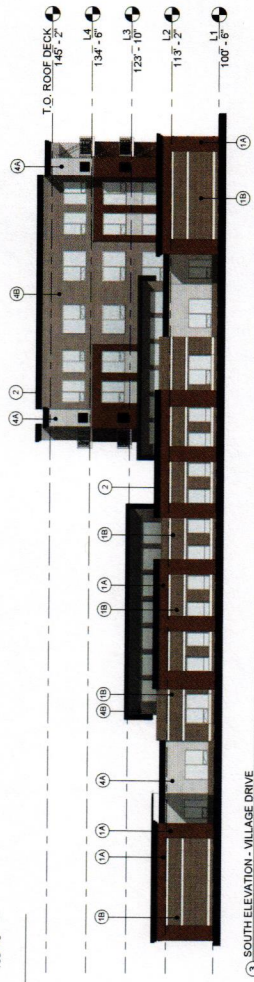
BUILDING  
ELEVATIONS

A 3.1





1 NORTHEAST ELEVATION - VILLAGE WAY  
1/16" = 1'-0"

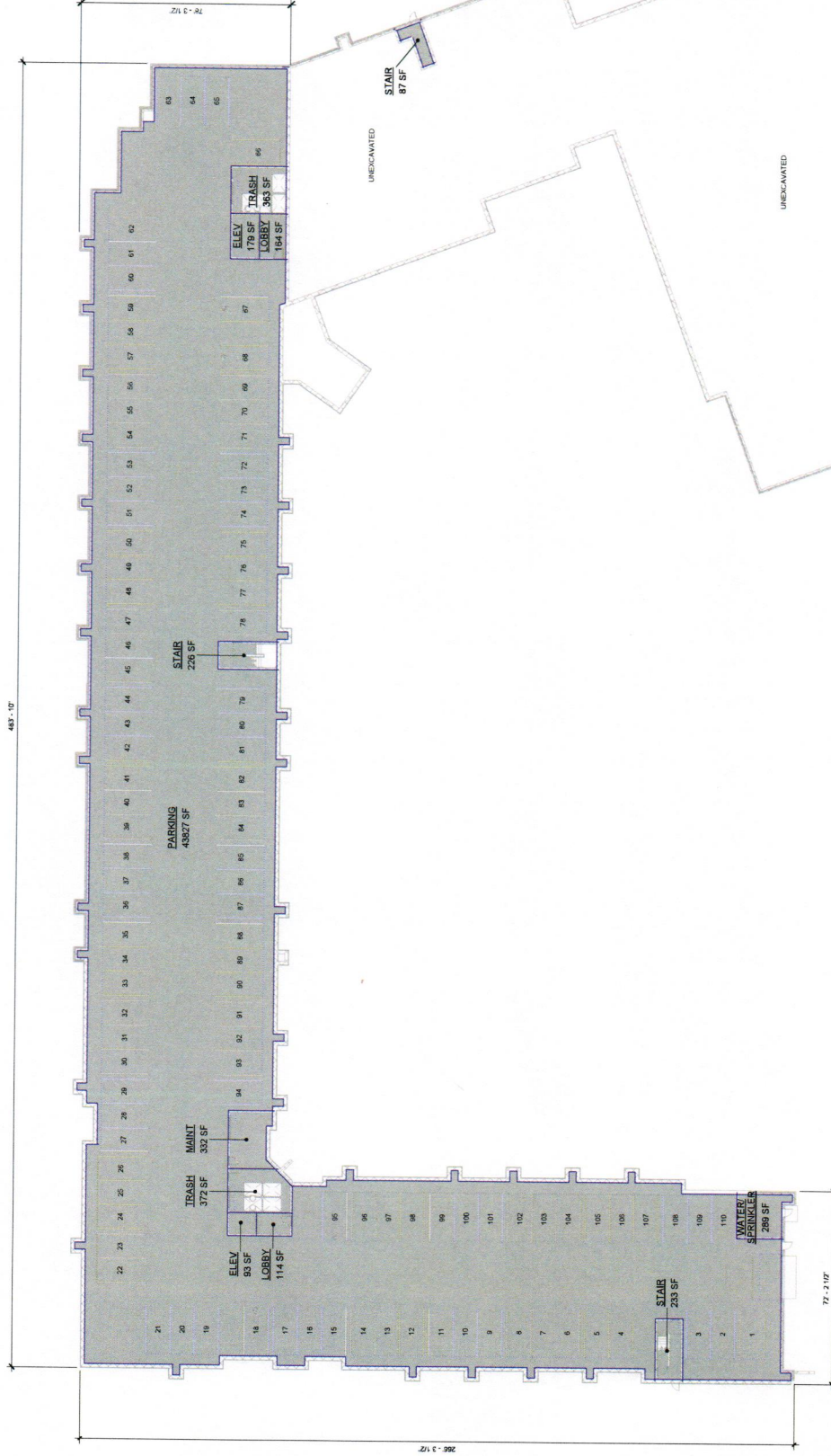


# EXTERIOR ELEVATION KEYNOTES

- 1A FACE BRICK - FACE BRICK A - UTILITY SIZE, 10" RUNNING
- 1B FACE BRICK - FACE BRICK B - UTILITY SIZE, 10" RUNNING
- 2 CEMENTITIOUS CORNICE
- 4A CEMENTITIOUS LAP BEING TYPE A COLOR "ARCTIC WHITE"
- 4B CEMENTITIOUS LAP BEING TYPE B - COLOR "AGED"
- 5 W/DOOR PAINT TO MATCH ADJACENT FINISH
- 9 PREFABRICATED ALUMINUM RAILING
- 7 MECHANICAL LOUVER MATCH COLOR TO ADJACENT MATERIAL
- 8 OVERHEAD SECTIONAL DOOR
- 9 PREFABRICATED ALUMINUM BALCONY
- 12 SAWING RATIO DOOR

483'-10"

286'-3 1/2"



① LEVEL P1 FLOOR PLAN  
1" = 20'-0"

4/12/2021 9:19:18 AM

**DORAN**  
ARCHITECTURE

THE VILLAGE  
SENIOR HOUSING  
MAPLE GROVE, MINNESOTA

LEVEL P1 FLOOR  
PLAN

A 2.0



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**THE VILLAGE  
SENIOR HOUSING  
MAPLE GROVE, MINNESOTA**

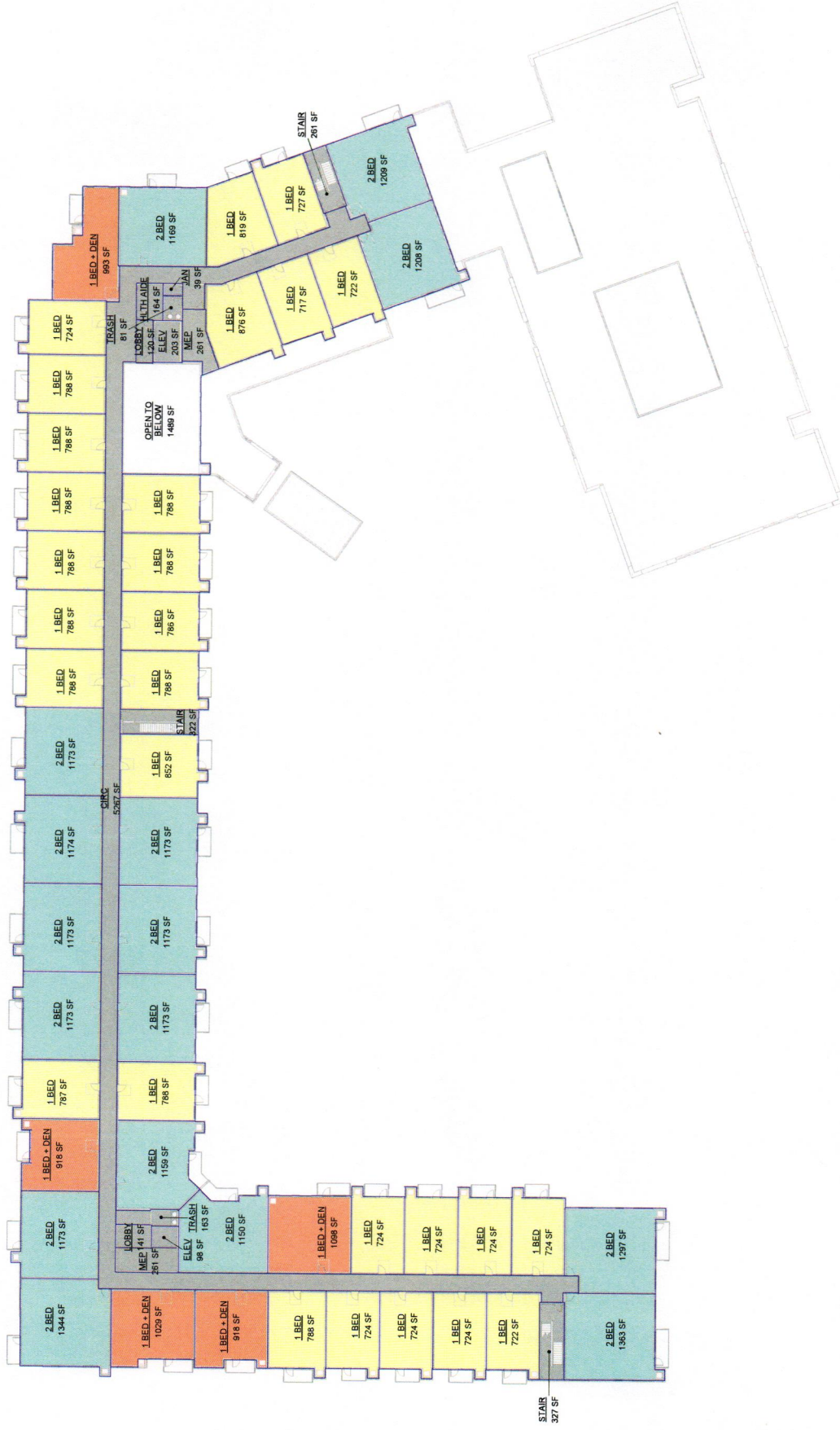
LEVEL L1 FLOOR  
PLAN

## A 2.1

① LEVEL L1 FLOOR PLAN  
1" = 20'-0"

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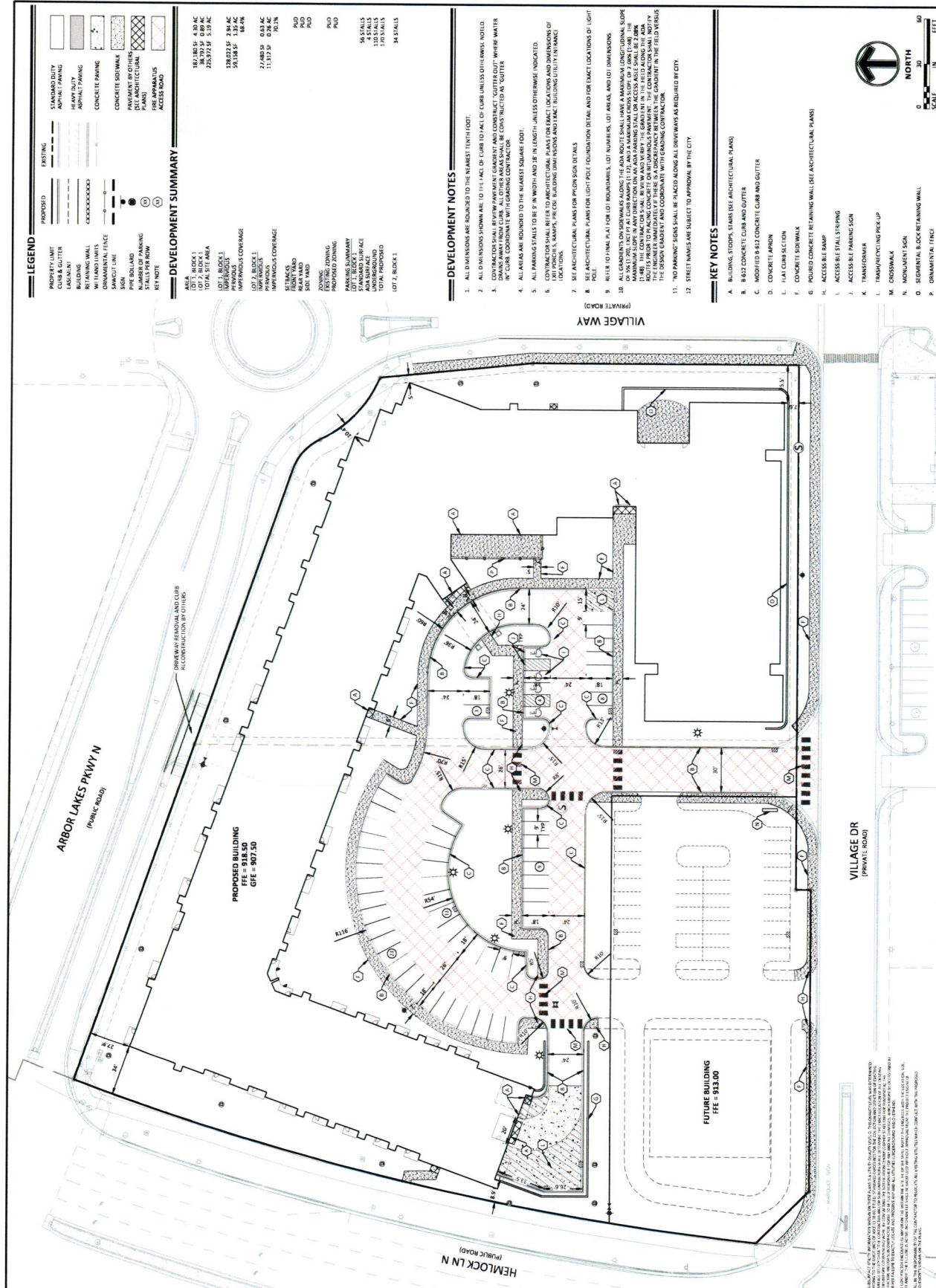
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ARCHITECTURE







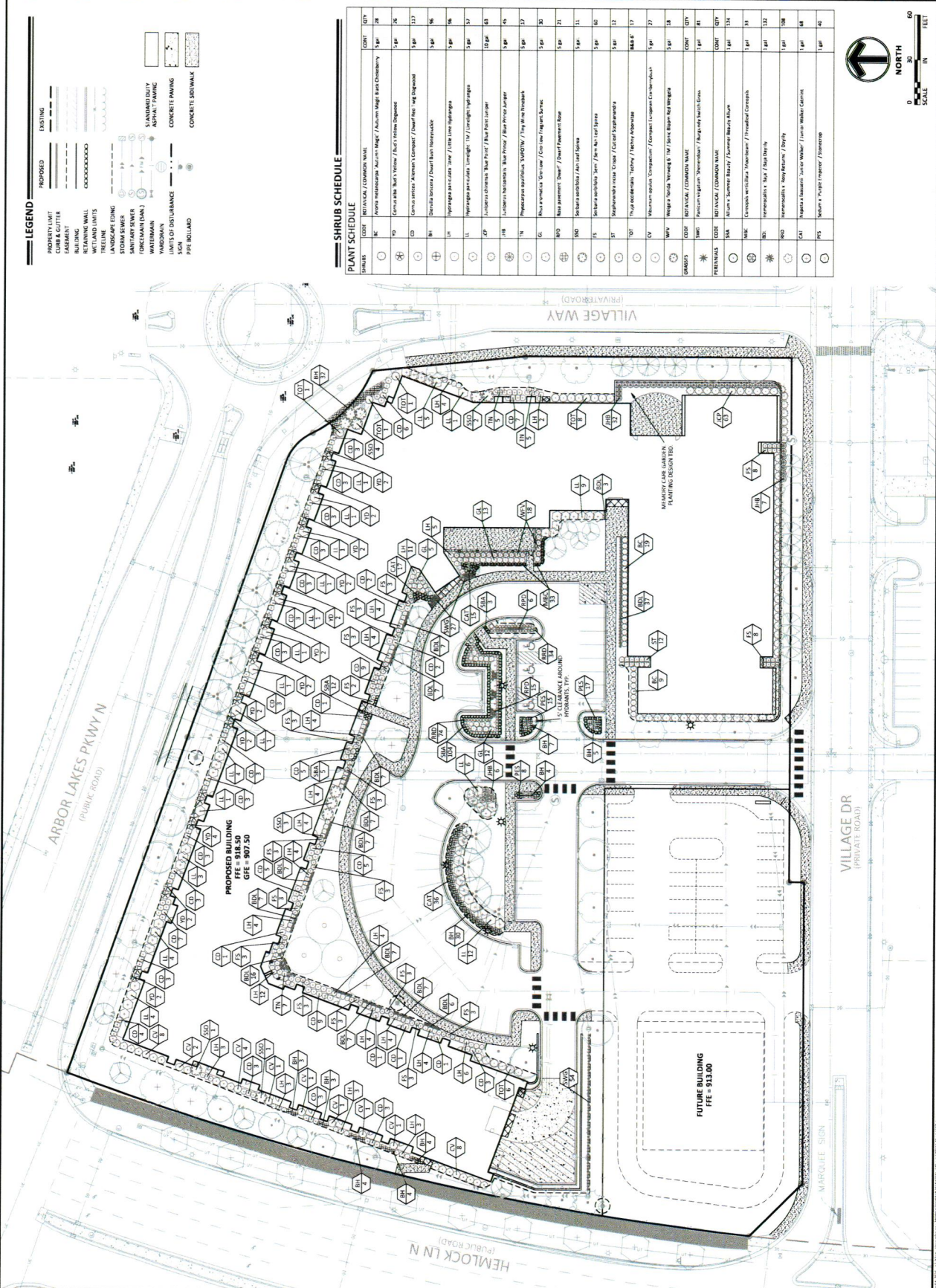
① LEVEL L3 - L4 FLOOR PLAN  
1" = 20'-0"





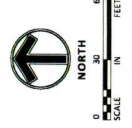




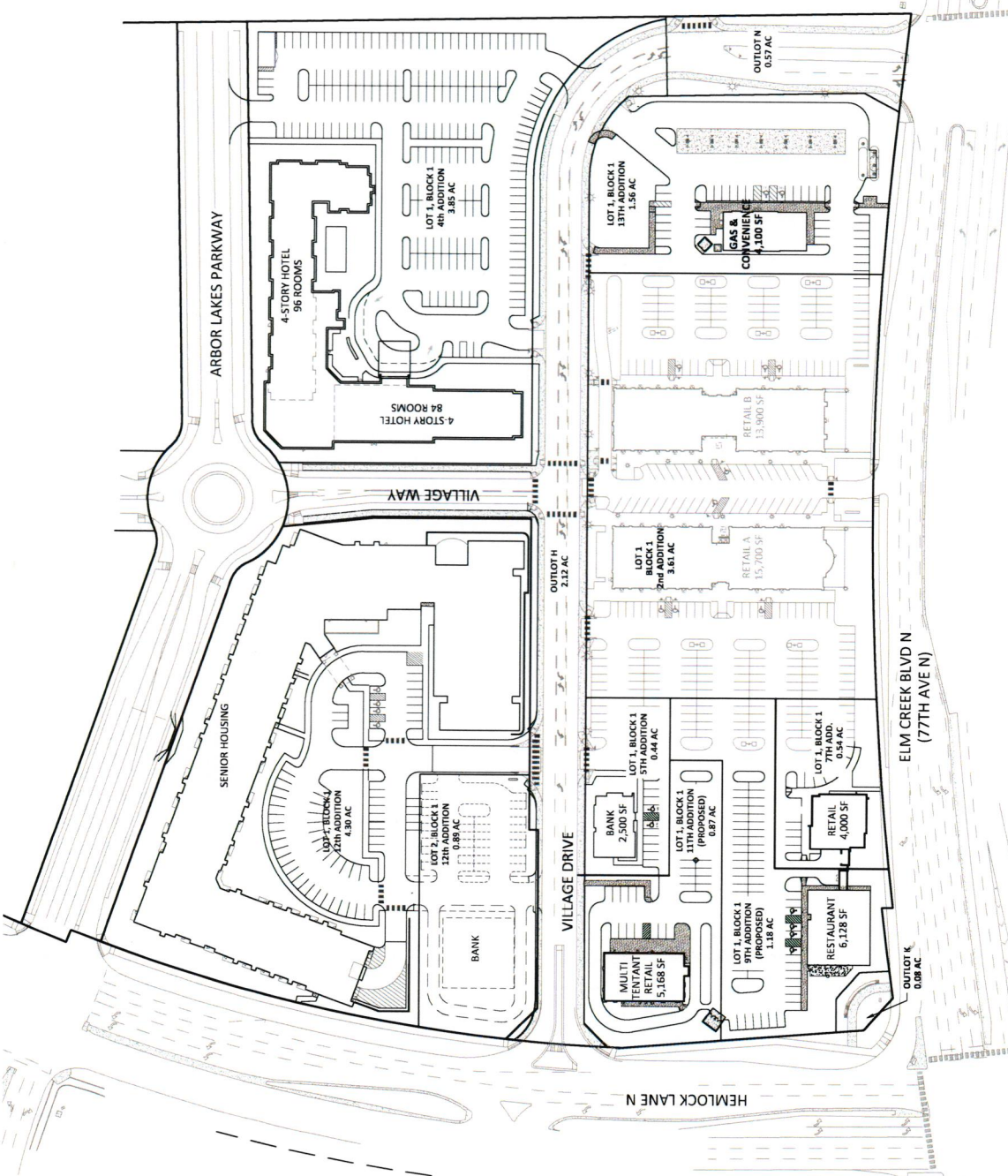


**SHRUB SCHEDULE**

SYMBOL	CODE	REPLACEMENT / COMMENTS NAME	QTY
○	10	Artemisia tridentata 'Nanum' / Dwarf Sage	1
○	11	Coronilla varia 'Nana' / Dwarf Crown	1
○	12	Coronilla varia 'Nana' / Dwarf Crown	1
○	13	Coronilla varia 'Nana' / Dwarf Crown	1
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○	99	Coronilla varia 'Nana' / Dwarf Crown	1
○	100	Coronilla varia 'Nana' / Dwarf Crown	1







**The Village at Arbor Lakes - Development Summary**

**Use Summary:**

Outlot:	Use:	Building Sq. Ft./Unit No.:
<b>NW QUADRANT</b>		
Lot 1, Block 1, 12th Add.	Residential (Senior Housing)	78,630 sf
Lot 2, Block 1, 12th Add.	Regional Mixed Use (Bank)	6,500 sf
<b>NE QUADRANT</b>		
Lot 1, Block 1, 4th Add.	Regional Mixed Use (Hotel)	180 rooms
<b>SE QUADRANT</b>		
Lot 1, Block 1, 2nd Add.	Regional Mixed Use (Retail)	13,900 sf
Lot 1, Block 1, 13th Add.	Neighborhood Commercial (Gas, Convenience)	4,100 sf
<b>SW QUADRANT</b>		
Lot 1, Block 1, 2nd Add.	Regional Mixed Use (Retail)	15,700 sf
Lot 1, Block 1, 5th Add.	Regional Mixed Use (Bank)	2,500 sf
Lot 1, Block 1, 11th Add.	Regional Mixed Use (Retail, Restaurant)	5,168 sf
Lot 1, Block 1, 4th Add.	Regional Mixed Use (Retail, Restaurant)	6,120 sf
Lot 1, Block 1, 7th Add.	Regional Mixed Use (Retail, Restaurant)	4,000 sf

**Area Summary:**

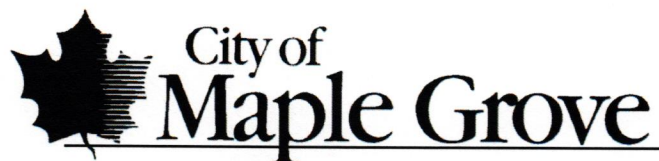
Outlot:	Lot Area	% Area	Impervious	Previous	% Previous
<b>NW QUADRANT</b>					
Lot 1, Block 1, 12th Add.	4.30 ac	22%	128,022 sf	59,158 sf	32%
Lot 2, Block 1, 12th Add.	0.89 ac	4%	27,480 sf	11,317 sf	29%
<b>NE QUADRANT</b>					
Lot 1, Block 1, 4th Add.	3.85 ac	19%	120,596 sf	47,021 sf	28%
<b>SE QUADRANT</b>					
Lot 1, Block 1, 13th Add.	1.56 ac	8%	49,792 sf	17,854 sf	26%
Outlot H, 1st Add.	2.12 ac	14%	91,607 sf	745 sf	1%
Outlot N, 1st Add.	0.57 ac	3%	22,671 sf	2,321 sf	9%
<b>SW QUADRANT</b>					
Lot 1, Block 1, 2nd Add.	3.61 ac	18%	134,736 sf	22,502 sf	14%
Lot 1, Block 1, 5th Add.	0.45 ac	2%	16,189 sf	3,209 sf	17%
Lot 1, Block 1, 11th Add.	0.87 ac	4%	30,202 sf	7,551 sf	20%
Lot 1, Block 1, 9th Add.	1.18 ac	6%	39,993 sf	11,411 sf	22%
Lot 1, Block 1, 7th Add.	0.54 ac	3%	17,932 sf	5,426 sf	23%
Gross Site	19.97 ac	100%	679,220 sf	188,507 sf	27%

**Parking Summary:**

Outlot:	Required	Provided
<b>NW QUADRANT</b>		
Lot 1, Block 1, 12th Add.	198 stalls	171 stalls (61 surface)
Lot 2, Block 1, 12th Add.	32-65 stalls	34 stalls
<b>NE QUADRANT</b>		
Lot 1, Block 1, 4th Add.	205 stalls	190 stalls
<b>SE QUADRANT</b>		
Lot 1, Block 1, 2nd Add.	57 stalls	87 stalls
Lot 1, Block 1, 13th Add.	32 stalls	34 stalls
<b>SW QUADRANT</b>		
Lot 1, Block 1, 2nd Add.	50 stalls	91 stalls
Lot 1, Block 1, 5th Add.	10 stalls	17 stalls
Lot 1, Block 1, 11th Add.	25 stalls	40 stalls
Lot 1, Block 1, 9th Add.	101 stalls	91 stalls
Lot 1, Block 1, 7th Add.	14 stalls	33 stalls
<b>Total</b>	<b>756-822 stalls</b>	<b>788 stalls</b>

# THE VILLAGE ARBOR LAKES - PUD CONCEPT STAGE SUBMITTAL

## DORAN COMPANIES



## MEMORANDUM

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**TO:** Village Arbor Lakes Senior Housing Development Stage Plan Amendment

**FROM:** Community & Economic Development Department

**DATE:** May 4, 2021

**SUBJECT:** CED Staff Comments

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Staff has the following comments on the Village Arbor Lakes Senior Housing Development Stage Plan Amendment:

Site Plan:

- a. Amend the plan as necessary to resolve the fire access concern along Arbor Lakes Parkway.
- b. Amend the plan to show the westernmost access to Village Drive as a right-out only.
- c. Note that all site adjustments will be the responsibility of the applicant.





12800 Arbor Lakes Parkway, P.O. Box 1180, Maple Grove, MN 55311-6180

**FIRE-RESCUE DEPARTMENT**

**Fire Operations**

763-494-6300

763-494-6421 – Fax

**Fire Prevention**

763-494-6090

763-494-6439-Fax

May 5, 2021

RE: The Village Arbor Lakes Senior Housing Site Plan Review

We have reviewed the revised site plans for The Village Arbor Lakes Senior Housing project and have the following comments:

1. **Fire Apparatus Access Roads:** Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building.

**Comments:**

- *Per Comment Response Letter dated 5/4/21, this appears to be met. Future plans must reflect all changes discussed.*

2. **Design:** Fire apparatus roads shall be designed with a 20 foot width and maintained to support the imposed loads of fire apparatus (77,000 lb. gross weight) and shall be provided with a surface to provide all-weather driving capabilities. Longitudinal grade shall not exceed 6 percent or lateral grade shall not exceed 2 percent. Both grades shall not be used together. Fire apparatus access roads shall be positioned parallel to the side of the building. A 20-foot inside and a 40-foot outside turning radius shall be provided for fire apparatus access roads and approved turnarounds. Dead end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved turn-around. Maple Grove City Code, Chapter 18, Article III.

**Comments:**

- *Per Comment Response Letter dated 5/4/21, this appears to be met. Future plans must reflect all changes discussed.*

3. **Combination Water Service Lines:** When the size of the domestic water main installed on combination fire sprinkler/domestic water line in the building exceeds 25% of the size of the combination water service line, the building water usage shall be designed into the hydraulic calculations of the sprinkler system and shall include the lawn irrigation system. Maple Grove City Code, Chapter 18, Article III, Fire Prevention Code, Sec.18-89.

i.e. - 8" combination service – 2-inch domestic maximum.

- a. In lieu of hydraulically calculating the building domestic water usage and lawn irrigation system, an electric solenoid valve shall be installed on the main domestic side of the service.
- b. The electric solenoid valve shall be installed immediately after the main valve (before the meter). This valve shall be normally powered open and close on loss of electric power or signal from the automatic fire sprinkler system water flow switch.

**Comments:**

- *This appears to be met.*

4. **Fire sprinkler water mains:** Fire sprinkler water mains shall be brought into a one-hour fire resistive room with exterior access, a floor drain, and a sidewalk to the public way.
- a. If the water main enters the basement, the main may be extended to the first floor into a room with the above requirements.
  - b. If undue hardship exists, the fire code official may authorize the use of a yard or wall post indicator valve.

**Comments:**

- *The hydrant that was discussed to be added at the island directly east of the FDC has not been added. The current hydrant is not within 100 feet of the FDC. Please relocate the hydrant shown north of the FDC to its previous position and add the hydrant that was agreed upon at the island. The FDC location shown is acceptable.*
- *The FDC and the exterior horn/strobe on the wall above the FDC must be readily visible or accessible and not obstructed by trees or bushes. The current plans show these both are obstructed by trees and bushes.*

5. **Water supplies for fire protection:** Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 150 feet from a hydrant on a fire apparatus road, as measured by an approved route around the exterior of the facility or building, on site fire hydrants and mains shall be provided where required by the code official. Maple Grove City Code, Chapter 18, Article III, Fire Prevention Code.



**Comments:**

- *A hydrant will be required along the Hemlock Lane side. Per Comment Response Letter dated 5/4/21, this appears to be met*

6. **Location of Fire Hydrants and General Requirements:** Hydrants shall be located within a reasonable distance from driving surface; five feet minimum from curb (fire department access). If hydrant is located in a safety island and cannot be located back five (5) feet from the curb, the hydrant shall be centered in the safety island. It is the fire department's preference to locate a fire hydrant along the driveway entrance, unless only one fire hydrant is being installed and needs to be located closer to the fire department connection.

- a. A fire hydrant shall be located within 100 feet of the fire department connection.
- b. If hydrants are located in front of parking spaces or roadways, a fire lane will be designated in front measuring 10 feet in each direction. MSFC, Section 503.3.
- c. Fire hydrants and other fire protection equipment must not be obstructed or the view of the equipment blocked. ***A minimum clearance of five (5) feet shall be provided and maintained around fire hydrants and other fire protection equipment.*** The full-anticipated growth of the trees and shrubs must be considered when planting. A five (5) foot clearance must be provided when the landscaping reaches maturity. Any landscaping planted should be placed so it will meet the future clearance requirements at maturity. Maple Grove City Code, Chapter 18, Article III, Fire Prevention Code, Section 18-82.
- d. A minimum of ten (10) feet separation shall be provided between the fire department connection and all utilities.
- e. Locking fire department connection caps are now required. Contact Fire Inspections for more information.
- f. Hydrants, gate valves, and valve boxes, etc., and their installation shall be in accordance with City of Maple Grove specifications.

Please contact me if you have any questions.

Sincerely,

Bill Beumer  
Fire Inspector  
763-494-6095

**From:** [Derek Asche](#)  
**To:** [Peter Vickerman](#)  
**Cc:** [Jupe Hale](#); [Jay Murzyn](#); [John Hagen](#); [Kelly Matzke](#); [Derek Asche](#)  
**Subject:** Village at Arbor Lakes Sr Housing - Water Resources Review  
**Date:** Thursday, April 22, 2021 2:04:22 PM  
**Attachments:** [Letter of Credit Template 100218.pdf](#)  
[image002.jpg](#)  
[Construction Activity Site Inspection Checklist.xlsx](#)

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All, please see below for water resource comments on the Village at Arbor Lakes Sr. Housing project.

1. Plan set is dated 4/12/21
2. A signed copy of the plans is required for approval.
3. Permits and/or reviews required:
  - a. City of Maple Grove grading permit if greater than 50 cubic yards of cut/fill. Grading permit application can be found [here](#).
    - i. Grading Permit fee based on area and quantity of cut/fill is required.
    - ii. Grading Surety based on disturbed area is required. Surety can be cash or letter of credit (LOC). If LOC, please follow the format on the attached example and provide me a draft for review and approval by our City Attorney before finalizing the document.
    - iii. Grading permit fee and surety worksheet can be found [here](#).
  - b. NPDES Construction Activity permit
  - c. Shingle Creek Watershed review
    - i. Submit a revised copy of the plans, Shingle Creek Application, and fee to me at the City of Maple Grove and I will forward to the Watershed. Electronic plans are easiest to provide to the watershed.
  - d. A right-of-way permit may be required for work in the right-of-way. Contact Kelly Matzke at 763.494.6365
  - e. A utility permit may be required for watermain, sanitary, or storm sewer. Contact the Building Division at 763.494.6060
4. Rate control provided regionally
5. Water Quality provided regionally
6. Volume control provided regionally
7. Provide sheets for the Storm Water Pollution Prevention Plan (SWPPP)
8. Provide storm sewer sizing calcs.
9. Confirm pipe sizes in Arbor Lakes Parkway North
10. Sheet C4.01
  - a. Identify top of wall and bottom of wall elevations for retaining wall
    - i. Wall appears to be 7+ feet in height. A building permit is required.
  - b. Identify emergency overflow for CBMH 106. If not surface flow then other.
  - c. It is recommended that FFE of future building is a minimum of 1.5 feet above critical EOF.
11. Sheet C6.01
  - a. STMH 100 combines 12" and 27" pipes into a 24" pipe in Arbor Lakes Parkway North. Is pipe size actually 24"? Provide calcs indicating STMH 100 will not surcharge in 10 year storm.



**Derek Asche**

Water Resources Engineer

763-494-6354

[dasche@maplegrovern.gov](mailto:dasche@maplegrovern.gov)



# Miscellaneous



**CITY OF MAPLE GROVE  
PLANNING COMMISSION AGENDA  
JUNE 1, 2021  
7:00 P.M.**

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Due to the COVID-19 pandemic, the Maple Grove Planning Commission is transitioning to an online format for planning commission meetings. Appropriate City of Maple Grove staff and the City Attorney will also be attending online.

For items with a public hearing, comments may be submitted online at <https://forms.maplegrovern.gov/Forms/public-comment> and will be read during the public hearing.

If you desire to speak at the meeting contact Community & Economic Development at 763-494-6040.

**1. OPENING BUSINESS**

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call

**2. ADDITIONS OR DELETIONS TO AGENDA**

Any Commissioner who wishes to delete item(s) from the Consent Agenda or add item(s) to the agenda shall move that at this time.

**3. CONSENT ITEMS – All matters listed under Consent Items are considered to be routine by the Planning Commission and will be enacted by one motion and in the form listed below. There may be an explanation, but no separate discussion on these items. If discussion is desired, that item will be removed from the Consent Items and will be considered separately.**

- A. Minutes - Regular Meeting – May 10, 2021

**4. CONSIDERATION OF ITEMS PULLED FROM THE AGENDA**

**5. UPDATE ON CITY COUNCIL MEETING**

**6. OLD BUSINESS**

**No items to present.**

**7. NEW BUSINESS**

- PH    A.    **Crocus Grove**  
         Pulte Group  
         15024 Territorial Road  
         Planned Unit Development (PUD) residential concept stage plan, development stage plan, preliminary plat, rezoning and administrative lot division for the purpose of a single-family residential development consisting of 52 lots.  
         Received 04/26/2021, Jesse Corrow

PH     B.     **Crew Carwash**  
Crew Carwash Inc.  
13370 Grove Drive North  
Planned Unit Development (PUD) non-residential concept stage plan  
amendment and development stage plan for the purpose of constructing a  
carwash.  
Received 04/08/2021, Jesse Corrow

8.     **ADJOURNMENT** – All items acted on by the Planning Commission will be  
forwarded to the City Council for action at their next regularly scheduled meeting.